THE Rockridge News
www.rockridge.org
VOL 40 • NO. 9 • ISSUE NO. 434 • OCTOBER 4, 2025 CIRCULATION: 6,700 RESIDENCES; 200 BUSINESSES
Sponsored by the Rockridge Community Planning Council (RCPC) • 4900 Shattuck Ave., PO Box 22504, Oakland, 94609

Cheers to 40 Years: A Snapshot Of the Rockridge Community Planning Council's Legacy

by Casey Farmer, RCPC Chair

Forty years ago this month, the Rockridge Community Planning Council was officially incorporated as a nonprofit. Our long history of advocacy and organizing has produced countless improvements to the community we all love. This summary reflects many of our successes and recalls some highlights of the evolution of the organization. It is my homage to RCPC's incredible legacy.

For those less familiar, RCPC's focus areas include land use, transportation, and quality-of-life issues. We advocate for changes with the City, and work collaboratively with the Rockridge District Association, the Neighborhood Crime Prevention Council, Friends of the Rockridge Library, and Friends of the Rockridge-Temescal Greenbelt. Unique among Bay Area neighborhood groups, the RCPC Board is elected by neighbors within our boundaries (see *Rockridge.org*).



In 2022, RCPC joined neighborhood organizations to fight for housing, and to say "no" to Home Depot.

RCPC's 40th, see next page

Tricks, Treats, and a Mile of Fun at the Annual Rockridge Halloween Parade on October 26

by Jody Colley, Rockridge District Association

Rockridge's most thrilling day of the year returns on **Sunday, October 26, from 11 am to 2pm,** with tons of fun for kids of all ages. Trick-or-treating and other festivities will stretch for nearly a mile along College Avenue (and adjacent streets), with two main activity hubs outside the Rockridge Branch Library (5366 College Avenue) and at the College Avenue Presbyterian Church (5951 College Avenue).

The library, in partnership with the RCPC, will host Storytime between entertainment by **Ricky Roo Puppets** (11am) and music from **Asheba** (12:30pm). **Museum of Children's Art** (MoChA) will be onsite hosting crafting tables for kids from 11am to 2pm. This year, the library parking lot and adjacent Manila Avenue will be closed to create more space for activities, and to serve as a picnic area. Attendees



Participants at last year's Halloween Parade on College Avenue.

are encouraged to bring their takeout libations (non-alcoholic) and delectables from nearby restaurants.

A family-friendly dance party will

Halloween Parade, see next page



Rockridge

Enter our logo contest

Do you have an idea for how to visually represent Rockridge?

To honor our 40 year anniversary, RCPC is holding a logo contest to determine if we want to maintain our iconic craftsman or embrace a new visual identity for our neighborhood.

Prize: gift card plus custom-printed item of your choice with the winning logo.

Learn more and submit your design by December 5, 2025 at Rockridge.org

RCPC's 40th, from front page

1985: RCPC Officially Becomes a Nonprofit

The Rockridge of the '70s and '80s looked very different from what it does today. The neighborhood had lost hundreds of homes due to the construction of BART and Highway 24; many College Avenue businesses were boarded up, and several now-treasured spots, like Market Hall, were lifeless vacant lots. (One former board member refers to these impacts as a "mutilation.") Our current housing crisis — and the homelessness exacerbated by it — were essentially non-existent. Home prices were far lower than they are today, and far more proportional to the average salary. As early as 1971, neighbors organized to oppose high-rise housing around BART in an effort to "maintain the neighborhood's character" that many felt was was being lost. Toward the end of the decade, RCPC was once more at the barricades, fighting a proposed Taco Bell at the corner of College and Harwood.

1986: First Edition of the Rockridge News is Published

Don Kinkead founded this treasured publication, which is now hand-delivered by volunteer Block Captains to more than 6,900 residents and businesses within RCPC's boundaries. The newsletter has grown from one to 16 pages, and began publishing

RCPC's 40th, see next page

Halloween Parade, from front page

take place in the courtyard of College Avenue Presbyterian Church, with **DJ Danny Santos** spinning Halloween classics. Pumpkin decorating for kids is available from noon to 2pm.

Rockridge businesses will offer Halloween-themed sales, giveaways, tastings, pop-ups, and more. For example, Ben 'N Nick's (5612 College Avenue) plans to hand out mini soda floats and offer happy-hour specials for adults. Rockridge Market Hall (5655 College Avenue) will unveil a "Market Hall of Horrors," featuring ghosts, pumpkins, and a haunted hall walk-through along the sidewalk.

The Rockridge District Association will host a photo booth at 5951 College, with big prizes for costumed kids and pups. Agent **Kelly S. Wright** from State Farm and other local businesses are sponsoring commemorative trick-or-treat bags for kids, which will be available for free at both event hubs.

Look for the "Trick-or-Treat Here" signs posted at dozens of participating businesses handing out treats. Last year, 20 pounds of candy were distributed — and even more children are expected this year! A full schedule and list of offers and activities is available at *www.rockridgedistrict.com*. ■



THE RockridgeNews

The Rockridge News was founded in March 1986 by **Don Kinkead** and is published monthly (except August). It's 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 & Distribution Manager
Judith Doner Berne ..... Senior Contributing Writer

RCPC Board of Directors, 2025

Casey Farmer .....Chair
Jana Good..... Secretary
Paul McDonnell .....Treasurer

Mark Aaronson, Muhammad Alameldin, Gary Barg, Kristen Belt, Eli Kaplan, Star Lightner, Tom Lollini, Kim Suczynski-Smith, Robbie Tasker, Zack Walton

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

Contacting the Rockidge News

Are there topics you'd like to see covered in the *Rockridge News*? Have questions about newsletter distribution? Want to volunteer to be a *Rockridge News* distributor? We'd love to hear from you.

Want to write a Letter to the Editor? Letters are limited to 350 words and are published at the editor's discretion in the order received. Send letters to: *editor@rockridge.org*. Please include your name, email, and street of residence. **Deadline is the 11th of each month for the upcoming newsletter.**

All submissions accepted for publication are subject to editing for clarity and brevity. The *Rockridge News* reserves the right to refuse any articles, letters, or advertisements.

Newsletter Subscriptions

For a yearly subscribtion to the *Rockridge News*, send your check for $25, payable to *RCPC* with "Rockridge News" noted on the memo line.

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

Advertising Deadline for NOVEMBER 2025: OCTOBER 16, 2025

Advertising rates are $32/column inch ($28 for b/w). Six-month pre-pay discounts available. For display ads, call Jo Ellis at 510-653-3210, or email **joellis1@hotmail.com**.

Classifieds: Email Susan at **smontauk@gmail.com**.

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

RCPC's 40th, from previous page

in color last year due to the efforts of its current editor, **Anna Marks**, who took over from Don in 2019.

"The original and continuing purposes of the newsletter are to provide a source of neighborhood information, a platform for community comment, and a sense of place," said Kinkead in a 2016 interview with the *East Bay Times*. Look for the full story when we acknowledge the newsletter's 40th anniversary in early 2026; we'll also gather the community to recognize its team and volunteers.

1990: First Rockridge Halloween Parade

This fabulous event invites children to trick-or-treat along College Avenue, paired with fun children's activities. The Halloween Parade has been an annual tradition, canceled only due to smoky conditions in 2019 and the pandemic in 2020. Due to the event's popularity — and the number of families, strollers, and bikes that participate — this year's event will be our biggest one yet! We will close off more space to gather and provide seating so you can enjoy food from College Avenue restaurants.

1992–1998: Rockridge Area Specific Plan (RASP)

In partnership with the City of Oakland and the architectural firm they hired, RCPC engaged hundreds of residents, appointed representatives to the Steering Committee, and later implemented countless initiatives identified in the plan. The goals included a pedestrian-friendly and vibrant business district; expansion of open space and streetscape; improvements to transportation; and encouragement of "measured development."

1992–2002: Creation of Frog Park

Frog Park was born of the need for a children's play area within walking distance of Rockridge, when every children's park was a drive or bus ride away. It was not easy to find a space for a new park in this dense neighborhood, and the master plan to create a greenbelt along the spine of Temescal Creek brought the community together.

> *"The highlight of my time on the RCPC was working on the activation of College Avenue. Rockridge was still rebuilding from the disruption of Highway 24 and BART, which divided the community. Finding opportunities for ground-floor retail, restaurants, and services was critical for creating activity in the neighborhood."*
>
> *— Brooke Levin, RCPC Board, 1987–1991*

"The Big Build in October 2001 was a true triumph of community, with more than 1,300 volunteers building the two wooden play structures in ten amazing days. The Friends of the Rockridge-Temescal Greenbelt (FROG) managed the whole process and fundraising, which continues today, decades later, to help improve and maintain the park as a community asset for all to enjoy." — ***Theresa Nelson**, former RCPC Chair, 1997-99*

1987–1996: 4th Bore Negotiations and Community Benefits

RCPC advocated for the needs of Rockridge residents when CalTrans proposed expanding the Caldecott Tunnel. Through the work of the Caldecott Tunnel Fourth Bore Coalition, the neighborhood gained significant community benefits, including improvements to Chabot Elementary (located just below the tunnel), traffic mitigation projects, park improvements, and more.

1987–1996: Rockridge Builds a Library

As noted in an early *Rockridge News* article by former board member **Annette Floystrup**: "In 1987, the City was forced to close the Rockridge Branch Library because the building needed extensive structural repairs. RCPC formed a Library Committee to find a temporary home, which was located in a 1,000-square-foot portable at Claremont Middle School."

Neighbors for a Rockridge Library, led by **Nancy Dutcher**, became the official fundraising and advocacy group, with RCPC acting as fiscal agent. To help finance a permanent Rockridge library, neighbors and merchants proposed a special assessment district that would levy an annual tax of $25 per living unit on each residential parcel within designated boundaries for 30 years. In 1990,

RCPC's 40th, see next page





FIRST FEDERAL
OF SAN RAFAEL
Free Checking that Pays AND Saves!
+ Super High Rate on your FREE checking account
+ Rebates on ALL ATM Fees anywhere in the US, anytime.
SERVING THE BAY AREA SINCE 1963
6058 College Avenue | 510-652-9500
FFsavings.com | @FirstFedBayArea
Ask us for details. Bank rules and regulations apply. $50 minimum opening deposit. Other fees such as non-sufficient funds, overdraft fees, etc. may apply. See fee schedule for details at ffsavings.com. Member FDIC.

CELEBRATING 13 YEARS IN LOCAL REAL ESTATE!
Thank you, Rockridge!
I look forward to serving this community in the coming years!
~ Maxi
MAXI LILLEY
510.919.8997
maxi@redoakrealty.com
The Rockridge Realtor® with a Designer's Eye
DRE #1919653
RED OAK REALTY



RCPC's 40th, from previous page

Rockridge voters approved Measure L with 81.6 percent of the vote — far surpassing the required two-thirds majority. Rockridge residents also led extensive fundraising efforts and solicited individual donations to purchase books and a DVD collection.

The doors officially opened on August 3, 1996, with a well-attended Grand Opening and Dedication Ceremony, during which California State Librarian **Kevin Starr** said, "Rockridge is the only community in the nation to finance and drive to completion the building of a local library," "I have loved almost every minute of the nine years I've been involved in the long, sometimes circuitous, sometimes frustrating journey we have traveled together in our determined effort to build a new library… These years have truly been one of the high points of my life." — ***Nancy Dutcher,*** *Rockridge News, October 1986*

1995: The First Rockridge Kitchen Tour

The Kitchen Tour, created by then RCPC Board Member, **Susan Montauk**, has always served as the major fundraiser for RCPC's operations and community projects. Anyone who has attended the tour knows it's so much more — it's a fabulous opportunity to connect with neighbors and share the history of our homes and our neighborhood. Tour attendees also get to meet the designers who bring these kitchens to life. The Kitchen Tour has been held every other year since 1995 (except for 2021 when it was postponed a year due to the pandemic). Please consider attending, volunteering, sponsoring, or entering the 2026 Kitchen Tour next October.

GYM
510-655-8808
5357 College Ave
RGym4fitness.com
Come in for a FREE WORKOUT this month when you mention this ad!
5-STAR GYM
"Impeccably maintained"
"Friendly & supportive"
"Small yet complete"





1995–2009: SCoR (Schools Committee of Rockridge)

SCoR was established in January 1996 to forge stronger links between the neighborhood and its public schools. Representatives from all of our local schools — Chabot and Peralta Elementaries, Claremont Middle School, Oakland Technical High School, and Far West (an alternative arts high school, now closed) — met monthly to share news and collaborate on community projects. This committee conceived the first-ever Rockridge Career Day.

"On May 6, 1998, in partnership with the Rockridge Area Merchants and Professional Association, 76 students from Oakland Tech interned for a day at College Avenue shops. In later years, students from Claremont Middle School conducted interviews with shop owners." — *Susan Montauk, RCPC Board Member, 1994-2008.*

1996: RCPC Launches Rockridge.org

A reboot is coming! Special thanks to current RCPC Board Member **Gary Barg** for leading this effort.

2009–2012: Advocating for Community Benefits for College/Claremont Safeway Project

RCPC and two neighborhood groups participated in extensive negotiations with Safeway over the design and potential impacts associated with the store's expansion. A negotiated agreement led to a redesign that moved public parking to the top of the store, included additional traffic mitigation efforts in the surrounding area, and created the outdoor public plaza — now a vital community space in the neighborhood. Safeway would not have agreed to these revisions were it not for the multi-year commitment by RCPC and the other groups to monitor the proposed redesign.

RCPC's 40th, see page 6

Decorating Tips for A Wildlife-Friendly Halloween

by Alona Rivord

With spooky season around the corner, many homeowners will soon decorate Rockridge streets for Halloween. For this and other festive occasions, we can make our historic neighborhood even more charming in ways that are safe for the wildlife living among us.

WildCare, a Bay Area rescue and rehabilitation organization, reports that its hospital treats dozens of wildlife patients yearly for entanglement injuries. "Halloween and other holidays when people decorate the exteriors of their homes are particularly dangerous times for wildlife," says WildCare. "Anything that dangles, loops, or flutters is a potential hazard."

The most significant risks to wildlife at Halloween are fake spiderwebs that can entrap birds, bats, and other animals. These should never be used outdoors. WildCare also warns against decorations with loops or closed circles, which can end up around a creature's neck. Strings of lights can also snare wildlife, such as deer.

WildCare adds that using alcohol or bleach to preserve pumpkins can be toxic to animals that may nibble on them. Instead, use vinegar, and dispose of pumpkins in compost to avoid attracting unwelcome guests. Finally, kids should be sure to safely dispose of candy wrappers and deflated balloons, which animals can mistake for food — but are no treat for wildlife. These simple "tricks" will help Rockridge residents and our wildlife enjoy a safe and happy Halloween together. ■

Dogs (and Sometimes, Cats) of Rockridge



Pancakes (right) and Benny (left) are two orange tabbies who live on Lawton. They're brothers who love to play, snuggle, and wrestle with each other. Their humans, Taylor and Gage, rescued them from Berkeley Humane in 2020 and named them after their favorite breakfasts. They're frisky and love to sprint around the house and hunt for toys, but they're also big fans of naps. You can often spot them snoozing in their cat hammock by the window or lounging on the couch in the sun.

Named for Raymond Chandler's hard-boiled private eye, 7-year-old boxer **Marlowe** loves getting his big nose into everything. His Rockridge mom found him languishing in an L.A. shelter and brought him home to become a cool Northern California dude. A sensitive soul, he avoids the bustle of College Avenue, but delights in exploring Rockridge's flora and fauna. He enjoys thrashing toys with wild joyful abandon, catching treats in mid-air, beach adventures, belly rubs, and anyone willing to sweet-talk him.



Does your furry friend live in Rockridge? If so, send a photo of your four-legged companion and short commentary to: editor@rockridge.org.

If you pray with words & actions, we might be the church for you.
COLLEGE AVENUE PRESBYTERIAN CHURCH



Saffron KITCHEN
RESTAURANT • BAR



Every Tuesday (6:30 to 8:30pm) Industry Night.
Special Menu — Discount on food/drinks
Every Wednesday (4:00pm to 9:00pm)
Wine Down Wednesdays
30% off all wine by the bottle!
5940 College Ave., Oakland, 94618



JASON KALDIS
ARCHITECT
INCORPORATED
510.549.3584
WWW.JKALDISARCHITECT.COM

Open House At Piedmont Play School

Piedmont Play School, for children ages 2 to 4, is hosting an Open House on **Sunday, November 2, from 10am to noon**. The school is located within Piedmont's beautiful Hampton Park and offers a Monday to Friday, 9am-noon schedule (with after-school options available). A play-based, cooperative model, it provides an integrated curriculum focused on building self-esteem and confidence, while honoring individuality. Meet the teachers, hear from current parents, and learn about this preschool; *www.piedmontplayschool.org.* ■





RCPC's 40th, from page 4

2013–2014: Retail Survey and Focus on Crime Prevention

"When I served on the RCPC, we organized events to help the neighborhood improve public safety and conducted a survey of local commercial activity in response to concerns about vacancies on College Avenue." — ***Zabrae Valentine**, RCPC Chair, 2013–2015*

(Author's note: In 2015, one of the most desired retail stores opened on College Avenue: Cole Hardware. Don Kinkead and other community member were instrumental in bringing this wonderful addition to the neighborhood.)

2022: Defeating a Proposed Home Depot at 51st/Broadway

In partnership with two other local organizations, RCPC opposed the Home Depot project and advocated for housing at the long-vacant and often blighted site. More than 100 residents and Councilmember **Dan Kalb** held a rally with signs that read, "No to Home Depot. Yes to Housing."

2023: RCPC Supports Upzoning

The Board advocated for increased housing density along College Avenue and urged the City to include several neighborhood sites in its Housing Element Site List — such as the Claremont and College "vacant triangle," the lot at 51st and Broadway, the BART parking lot, and the old Red Cross building on Claremont Avenue (see related article on next page).

2024: Public Art Commissioned

RCPC used proceeds from the Kitchen Tour to hire longtime Rockridge resident **Eileen Fitz-Faulkner** to create mosaic tile artwork on three city-owned trash cans — two on College and one at Frog Park. We plan to expand this project next year to the trash cans at both BART entrances, in collaboration with local students. Contact chair@rockridge.org.

2025: Community Vision Plan

In early 2025, RCPC led a number of engagement meetings to solicit feedback about how residents wanted the neighborhood to grow and change. Ideas were collected around five main areas: Sustainability/Resilience, Housing, Transportation, Commercial/Community, and Green/Open Space. Residents are encouraged to weigh in on the draft plan this fall prior to its adoption. Thank you to the hundreds of residents who have engaged thus far.

As an organization and as a neighborhood, we've evolved over our 40-year history. I appreciated this excerpt from **Dan Ferdelman** (RCPC Chair 2003-04) reflecting on the organization's legacy in the *Rockridge News*: "Has RCPC's long struggle to preserve the neighborhood been worth it? I for one unequivocally say, YES. Is RCPC infallible in its positions? NO. But rest assured, whatever its decisions, RCPC's fundamental commitment has been, and is, to preserve and enhance the quality of life in Rockridge."

Thank you to everyone who has contributed to RCPC over the years, and in the present. Your service is deeply appreciated and your impactful work truly crafted the fabric of our neighborhood. Let us carry on Rockridge's profound spirit of community! ■





Beloved Crucolo Parade Returns to Rockridge Market Hall

Join Market Hall and the neighborhood for the ever-festive Great Crucolo Parade on **Saturday, October 25, Noon to 3pm**. This popular Market Hall annual tradition, now in its 10th year, celebrates a unique Italian cheese from the Trentino-Alto Adige region. The Cheese Shop at Market Hall is one of two stores in the United States that sell this creamy cow's milk cheese.

The parade starts at noon sharp with live accordion music, dancing and fanfare as the Cheese Shop's expert cheesemongers accompany the carted gigantic wheel (350 to 400lbs!). Following the ceremonial cutting, enjoy ample samples of Crucolo and tastings of many Italian specialties. Free and fun for the entire family. You can even be in the parade: arrive by noon! ■



Ceremonial cutting of the Crucolo with NOSH Editor Tovin Lapan and Retail Director Juliana Uruburu.

Celebrate Ten Years of Cheese and Community at the Annual Crucolo Parade

Shafter and College
Saturday, October 25
Noon to 3pm

Arrive by noon to join the Parade
https://rockridgemarkethall.com/events

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

Thank You, Frog Park Volunteers Who Joined In at Oakland's 30th Creek-to-Bay Day



(Top) FROG Committee members (left to right) **Hunter Irvin, Nate Beckett, Theresa Nelson, Robert Capalbo,** and Chair **Will Sheldon.**

(Below) FROG volunteer **Barney Smits** power-washes Hardy Dog Park.



Photos: Theresa Nelson



(Left) Oakland firefighters join Councilmember **Zac Unger** (on right) to clean and seal the wooden towers at Big Frog.

HOLY NAMES HIGH SCHOOL EST 1868 OAKLAND, CA
Holy Names High School
A COLLEGE PREP SCHOOL LIKE NO OTHER



Our intimate and open-minded community, promotes strong voices, deep compassion, and the skills and confidence to have a powerful impact on the world.

hnhsoakland.org

eyes on Rockridge

Local Artisan Crafts New Chapter in Rockridge

by Judith Doner Berne

After 30-plus years in the world of technology, **Damon Manni** would like to be known as "Damon the Craftsman of Rockridge," a designer of custom wood and ceramic handicrafts.

The former software engineer, once accustomed to working in sleek glass-and-steel buildings, is proud to have turned the garage of his 1913 Craftsman home into a tool- and clay-filled workshop. "My true passion lies within my hands. It's part of my lineage… my spirit," he said.

"I built a successful career in the high-tech arena that spans decades," Manni said, with woodworking as a hobby. The pandemic set him on a different path. "My dream was always to open my own business."

Laid off in 2020, he launched Damon Manni Studio to devote himself full-time to being a craftsman. As he writes on his website, "Craftsman, woodworker — they are honest words. It's a privilege to shape wood, smell it, and reveal its hidden beauty with drips of oil on a finished surface."

Prior to the pandemic, he started taking ceramics classes at Studio One Arts Center in Temescal. "I fell in love with pottery," Manni said. "I bought a wheel and clay and practiced for a year" before starting to sell his work.

Manni's dad was a carpenter, so his relationship with wood and what it means to work with your hands goes way back. "I wanted to keep my dad's legacy alive," he said. And mani, like his last name, means "hands" in Italian.

An ancient painting of a hand from a cave in Lascaux, France, inspired a sketch of his own hand as the studio's logo. "The bright red pigment, the golden yellow ochre outlining fingers… my fingers." (As you might have noticed, he is inclined to wax poetic!)

Born, raised, and educated in Philadelphia (with a Bachelor of Science from the Philadelphia College of Textiles and Science), Manni moved to the Bay Area in 1997, where tech jobs were abundant. After living and working in and around Silicon Valley, he bought his Rockridge home in 2012. "I fell in love with Oakland. It's like a sister city to Philly, with the same vibe. I remember seeing the cracks in the sidewalks, and it reminded me of the streets where I grew up."

His wood products range from planters made from locally sourced redwood to chairs, dressers, desks, and tables — for indoor and outdoor dining. Two rather unusual commissions involved creating a series of display stands for a jewelry maker. And Manni recently delivered 25 hard maple planks that he designed and constructed to a Pleasanton restaurant (Nonni's Bistro) as platters for their customers' fish or meat.


Photo: Judith Berne

Damon Manni is proud that he is "the neighborhood guy who makes things."

His ceramics include bowls, plates, mugs, cups, and cruets. "It's the oldest art," he reminded. "Pottery is what the archaeologists found first. Coming from the software world, wood is very tactile; pottery is the same. Both connect me to the earth."

"I have a bunch of his 'Pakeo cups,'" inspired by a Japanese potter, said Oakland artist **Kierra Stanley**. She appreciates the textured handles that "feel just very much like home in my hand." Visiting his workshop, she said, "was a special moment. He is just such a beautiful man."

Manni does 90 percent of his work using hand tools, some inherited from his dad. "If you learn with hand tools, you'll be better with power tools," Manni said. "We've come so far away from crafts."

Eyes on Rockridge, see next page


THE COLLEGE PREPARATORY SCHOOL CPS mens conscia recti FOUNDED 1960

CollegePrep
A private high school for grades 9-12

At College Prep, education is more than a curriculum—it's a shared journey fueled by curiosity and passion. Here, academics are just the start. Dive into our rigorous, thoughtfully designed curriculum and engage deeply with your peers and teachers. Together, you'll debate, explore, innovate, and find meaningful ways to connect your learning with the world beyond the classroom. At College Prep, we don't one-up each other; we lift each other up. Find out how every step of your academic journey can be supported and celebrated.

6100 Broadway Oakland CA 94618 510.652.4364 college-prep.org

Eyes on Rockridge, from previous page

And that's what Manni tries to instill in the teenagers he hires to work with him each summer. **Lucian Hoofnagle**, 15, a sophomore in the Engineering Academy at Oakland Tech, started with Manni in June and still puts in a few hours each week.

Manni has his garage-turned-workshop entrance at half-mast, both to keep his dog JoJo at bay and to enjoy Rockridge weather and his neighbors. "My friends and I would walk by, and I would say, 'Working hard or hardly working?'" said Lucian, who lives nearby. "One day, he offered me a job."

"I've been learning to do wood oiling, staining, and sanding," Lucian said. "Mr. Manni's going to teach me to saw with precision. I love building things. I built a huge tree house in my backyard, but the fire department made me take it down. Kids my age either don't like or can't find a job. I was lucky."

Manni is married to **Leah Tang**, executive director of technology at Kaiser Oakland, whom he met online. Favorite Rockridge haunts are Hudson Bay and Rockridge Café. He thinks of Rockridge as akin to an old-time hamlet where there are specialized tradespeople who provide essential goods and services — and where he is a craftsman. And teaching young Lucian, Manni said, "reminds me of me and my dad."

You can view Manni's work at his damonmannistudio website. If you have a neighborhood story that should be told, contact judyberne@att.net. ■

Greater Rockridge Neighborhood Crime Prevention Council

Next NCPC Meeting Date:
Thursday, October 9, 7pm

The upcoming meeting will be held in the Rockridge Library Conference Room, and on Zoom.

Zac Unger will be speaking at the October 9 meeting. Come and meet your City Councilmember.

For details, or for the Zoom link, visit www.rockridgencpc.com.

Make a Difference: Sponsor Peralta Elementary's 2025 Walkathon

Did you know that Peralta Elementary, a neighborhood school, serves around 350 OUSD children each year? To support a well-rounded education — including PE, art, music, math tutoring, classroom aides, and essential supplies — the school relies on over $400,000 in community-raised funding annually.

Peralta Elementary is currently seeking individual and business sponsors for its 2025 Walkathon, on **Sunday, October 19**. Your financial support makes a difference, helping ensure every student receives the quality education they deserve. Sponsors are recognized in event publicity and activities.

For additional information, visit *www.peraltaschool.org/walkathon*. ■

WALK WITH US
TO PREVENT SUICIDE

AFSP Out of Darkness Oakland Walk

Be part of the movement to connect with others and save lives. Walk side-by-side with mental health advocates, prevention organizations, survivors, allies, and community members to promote suicide awareness.

Register Today at:
afsp.org/oakland

Saturday, October 18, 7am

(Onsite registration: 6am)

Snow Park at Lake Merritt, Oakland, CA



Available

3++BD 2 1/2 BA, SF/Bay/Bridge/Mt Tam views, 20Ksqft lot 951 Cragmont@$1.395m
2BD 2BA, all on 1 level, +ADU studio, gorgeous garden 641Mountain.com@$1.095m
4 unit vacant building in most prime Rockidge location 309 63rd Street @ $1.495m.

October is awareness month for: Breast Cancer, Economic Education, Woman's Small Business, Fire Prevention, ADHD, Learning, Tackling Hunger, Positive Attitude, Black History

Top 1.5% of real estate agents nationally!

Happy Harvest & Halloween!



Perry Riani, Realtor ®
6211 Medau Place Oakland, CA 94611
C: 510.813.3799 Perry.Riani@Compass.com
License # 01402540

COMPASS

ROCKRIDGE WELCOMES NEW BIZ TO COLLEGE AVENUE

Marmalade Salon Brings Its Signature Style to Rockridge



Marmalade Salon opened its new Rockridge location at **6021 College Avenue** on June 1, after four great years in nearby Elmwood. The salon offers a comprehensive range of color services utilizing products that are free from ammonia, parabens, and PPDs. Owner and longtime stylist **Onika Crossman** (pictured on right) has been in the industry for 30 years. During the pandemic, clients loved the calm, personalized vibe, so she built that into Marmalade's current appointment-only model, booked online. "Clients come in, self-check in on their phone, and relax until their stylist is ready. It's a little different, but people love it. We could not be happier about the move. We love Rockridge." Visit them at *marmaladesalon.com*. ■

ESQUELETO Relocates Shop to College Avenue



Beloved jewelry and design shop ESQUELETO, founded by **Lauren Wolf**, will open its new Rockridge location on October 25 at **5520 College Avenue**. To celebrate, the shop will host a special opening weekend event featuring local designer **Isabel Dennis** of KIMA.

Originally launched in Oakland's Temescal Alley in 2011, ESQUELETO has grown to include locations in Los Angeles, New York, and Mill Valley. The Rockridge store continues its mission to curate fine jewelry, art, and home goods with a focus on sustainability and craftsmanship. Learn more at *ShopEsqueleto.com*. ■



WestWind Succulents Pops Up for the Holidays

WestWind Succulents, a small succulent nursery and design company based in Lafayette, has opened a pop-up location at **5510 College Avenue**. The company was formed in 2017 when **Jennifer Ahlstrand**, a sculptor and painter, started growing succulents on the roof of her husband's furniture studio in West Oakland. "We'll be adding more local makers as the weeks go on, and we'll most likely only be here through the holidays," says Ahlstrand. The shop also plans to host classes on making succulent-decorated pumpkins, wreaths, and Thanksgiving centerpieces. Information available soon at *westwindsucculents.com*. ■

Wellness, Community, and Movement: ADF Studio Opens on College



ADF Studio held its grand opening last month and offers Pilates classes for the Rockridge community at **5262 College Avenue**. "I've built my businesses from the ground up with a focus on community, creativity, and creating spaces that feel both elevated and welcoming," says **Lizeth Velazquez** (pictured above), a 28-year-old, first-generation, Mexican-American entrepreneur and company founder. "My father, **Juan Velazquez**, has always been the building hands and the strength and muscle behind everything I've done, making each step of this journey possible." The studio also features a fresh flower vending machine and members-only green tea matchas. See *https://www.adfstudiopilates.com*. ■

Graphic Novels for Adults Hit the Shelves At Rockridge Library

by Valerie Johnson, Friends of the Rockridge Library

The Rockridge Branch Library has an exciting new addition to its shelves: a full collection of adult graphic novels, made possible by funding from the Friends of the Rockridge Library. With this support, the library purchased more than 50 titles, all now available for checkout.

They're so much more than superheroes and capes. Today's graphic novels span every genre you can think of: adventure, sci-fi, romance, memoir, and everyday slice-of-life stories. The new library collection has a little bit of everything, whether you're drawn to bold, artwork or simply love getting lost in a really good story.

This expansion came as a direct response to requests from library-goers to better meet the needs of our community. The books can be found in the graphic novel section of the Rockridge Branch. Whether you're a seasoned reader or someone curious to try the format for the first time, this collection is a great place to start.

The Friends of the Rockridge Library are proud to support projects like this. To make a donation, visit www.rockridgefriends.org. ■

Casual Carpool Returns to Rockridge

by Robbie Tasker, RCPC Transportation Chair

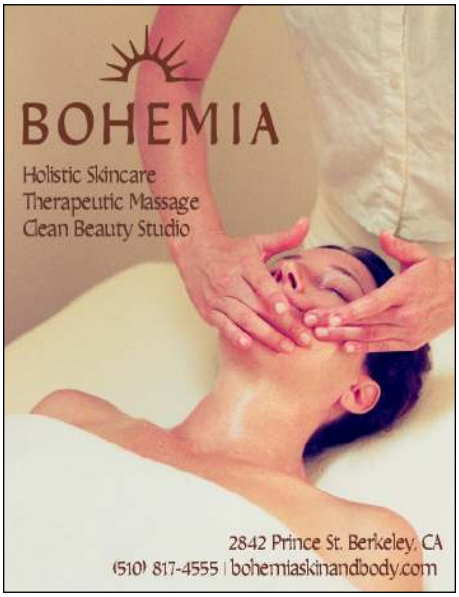
Casual Carpool is back in business as of **Wednesday, October 8**. The informal service had run pretty steadily in the Bay Area since 1970, until it was interrupted as a result of the pandemic. The practice connects willing drivers with two or more riders, allowing them to take advantage of the highway's high-occupancy lanes during peak hours. The goal? To get everyone from the East Bay to downtown San Francisco as quickly and conveniently as possible.

While the pandemic was a bump in the road, casual carpooling has already begun to pick up again in other parts of the East Bay, including Emeryville and North Berkeley.

- **Rooftop Safeway parking lot at 6310 College Avenue**
- **492 Hudson St @ Claremont**

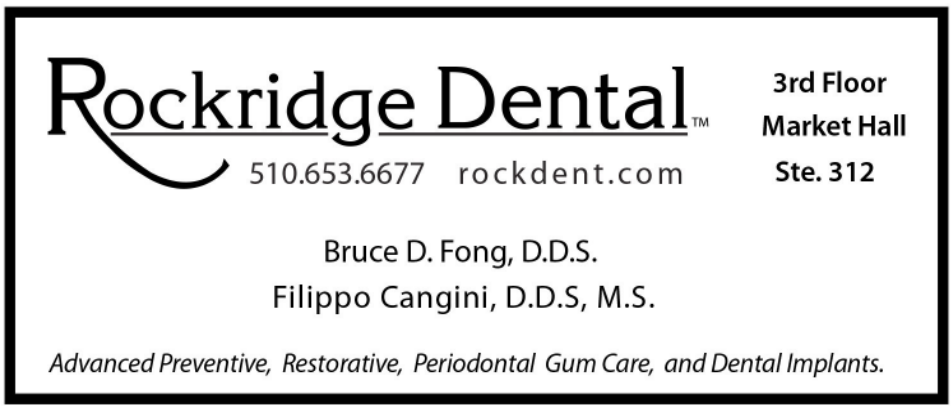
Anyone can go to the nearest casual carpool location to grab a ride or offer a lift. However, there is an option to sign up as a driver or rider at *sfcasualcarpool.com*. The site also provides information on pick-up and drop-off locations — but for first-timers, here are some key things to know:

- Carpooling can save you up to 20 minutes on your commute.
- Driving in the carpool lane (Mon–Fri, 5am to 10am; and 3pm to 7pm) reduces the Bay Bridge toll to $4.
- Passengers occasionally pitch in a small amount for the ride — typically a dollar or so. ■









Oken: Playful Charm Meets Culinary Artistry in Rockridge

by Zoe Siegel

On the corner of Claremont and Florio, under a navy-blue awning, Oken signals its intentions with a neon lucky cat in the doorway: playful, welcoming, and a little mischievous. Step inside, and the dining room stretches upward and back — a high-ceilinged space lined with honey-colored wood slats and cobalt tiles. The open kitchen hides just enough behind sculptural wooden panels and deep blue cloth, while a row of toys peek out like mascots.



Stylish yet warm, polished with a wink. And, in the end, it's clear: the real lucky ones are those of us who get to have Oken in Rockridge.

That same blend of refinement and whimsy carries into the food, the work of chef **Albert Ok** (pictured above). His menu threads Korean flavors through dishes that wander across borders without hesitation, made special by the confidence behind every move. He isn't afraid of play — ramen-spiced fries, popcorn chicken in a paper bag — yet he executes with precision, transforming whimsy into art.

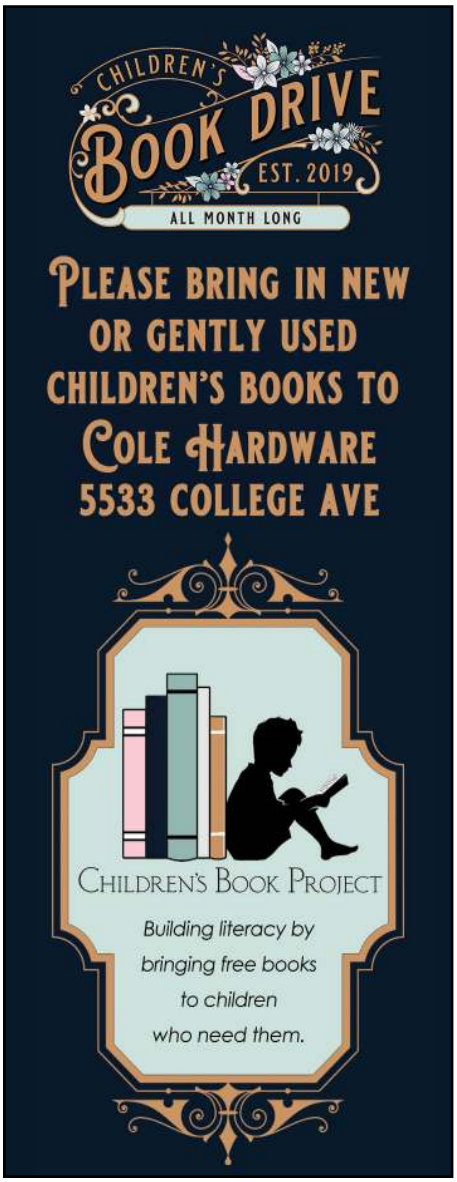
We began with an off-menu special: steak frites topped with a yolky egg. The fries, dusted in ramen-inspired seasoning, paid homage to instant-noodle packets but came off as layered and craveable, tied together with a tangy, vinegar-laced sauce. The *yukhwe onigiri*, a crisp rice ball topped with beef tartare and a quail egg, was another knockout: crunchy on the outside, melting within. The omelet was custardy and delicate, lifted by shrimp in a *gochujang*-spiked sauce. Even the Sichuan-spiced popcorn chicken, though on the tougher side, impressed with its condiments — jalapeños bright, cilantro fresh, honey mustard.

For the main course, wagyu *kalbi* short rib *ssam* delivered pure satisfaction: sizzling beef with garlic, kimchi, bitter greens, and *ssamjang* served alongside to wrap it all together. Every bite tasted a little different, a little more alive. The wagyu itself was transcendent — deeply marbled and tender to the point of surrender.

Dessert carried the same spirit — devil's food chocolate cake layered with *kinako* sesame cream and showered in dehydrated cake crumble. Rich without being heavy, it was the perfect way to cap the night.

If the food sets Oken apart, the service makes it stick. One server slyly kept my glass full (the perks of dining late on a Sunday), while our main server, Camille, had impeccable timing and genuine warmth.

Where ambition meets artistry and the food grabs your attention completely — Oken is a restaurant for Rockridge to celebrate. ■



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.

Rockridge Residents Hear Plans for 197-Unit Senior Housing Project

by Mark Aaronson, RCPC Board Member

At an evening meeting held on September 18 at the College Avenue Presbyterian Church, attended by about 50 local residents, the developers of a proposed new Rockridge senior (over 62) rental facility presented an overview of the project and responded to a slew of lively questions.

The project's location is the former Red Cross blood bank site at **6230 Claremont Avenue**, across from Safeway. The developers are Ellis Partners — who, since 2003, have been active in projects throughout the Bay Area, including in downtown Oakland and at Jack London Square — and the Spirit Living Group, which specializes in the development of Bay Area life care facilities for elderly individuals. A recent example is the Arbor at Berkeley, located on San Pablo Avenue near University Avenue.

The proposed Rockridge project, a Residential Care Facility for the Elderly (RCFE), will have 197 units, of which 157 will be independent living units, 20 assisted living units, and 20 memory care units. Regarding unit sizes: 48 are studios, 99 are one-bedrooms, and 50 are two-bedrooms. There will be a full range of services at various levels of care, including common spaces such as a dining hall offering prepared meals and areas for recreational activities.

Because the project — if approved and built — is not scheduled to open until late 2028, the developers have not yet set specific rental rate ranges, a significant percentage of which will cover the cost of services. They anticipate 30 to 40 staff during peak hours. To get a sense of likely rental rates, they recommend reviewing current pricing at nearby high-quality senior housing facilities.

Regarding affordability: there are no housing subsidies available for RCFEs, although there may be limited ways to subsidize the cost of some services.

The current design is for a 7-story, Type-1 concrete building with an underground garage for 196 cars. The developers want most vehicle access to be from and to Claremont Avenue, but may need local land use waivers to make this happen. In addition to a long stretch on Claremont, the project site is bounded by Florio and Auburn — narrow streets with single-family houses. The building is being designed with strong architectural features, though not ones reminiscent of the Rockridge arts-and-crafts style. The plans include new, wider sidewalks and native tree landscaping.

In their presentation, the developers emphasized the comparatively limited supply of licensed senior care facilities in our geographic area. The information was drawn from a study noting 300 such units in Berkeley, compared to 1,500 in Walnut Creek. A neighborhood participant during the question-and-answer period noted that her understanding was Merrill Gardens on Broadway near 51st Street — which is such a facility — is not fully occupied. This led to a brief discussion about the projected occupancy levels of senior care facilities and their impact on the planning and financing of such projects.

The developers have filed an SB 330 preliminary application with the City of Oakland, which freezes current land use requirements. They expect to file a fully complete application early this fall. It will go through the usual land use process, likely with only basic CEQA review. They hope to have land use entitlements by the end of 2026. They presently have an option to buy the property. The nonprofit Red Cross is still the owner and may retain an ownership interest in the developed property.

To comment on the project, please email *landuse@rockridge.org*. ■







Letter to the Editor

Rockridge's $4.7 Million Gut Punch

DEAR EDITOR: Not long ago, a modest multi-family complex on my street was sold, stripped to the studs, and given a second-story lift. In my heart of hearts, I hoped it was being turned into more units. But no. Now, in place of multiple households, sits a 3,800-square-foot single-family fortress with a studio and an ADU, listed for $4.7 million at 5231 Miles Ave.

I don't see progress when I walk by it. I see a gut punch. What once housed several families has been reduced to one oversized box for one wealthy buyer. And to make it worse, it's not even well built. The workmanship is cheap, corners were clearly cut, and it screams "Southern California bourgeoisie" in the middle of a craftsman bungalow and prairie revival community. It's profit dressed up as luxury. The neighborhood loses density, the buyer gets a hollow shell, and the developer cashes out.

In theory, the studio and ADU could be rented out to at least two people. But they're a permitting mirage. We all know whoever is shelling out nearly $5 million for this status box isn't using the 75 percent projected rental income qualifier to get the mortgage.

Rockridge is already one of the least accessible neighborhoods in Oakland. Every house sells for over a million dollars. The few rentals that do exist go for staggering prices (I say this as a renter paying one of these staggering prices. Seriously, every out of state relative nearly faints when I tell them). This kind of ostentatious wealth display sits awkwardly on the block and actively pushes our neighborhood further out of reach. More homogenized, more reserved for the ultra-wealthy. A far cry from the diverse, vibrant Oakland community it's supposed to be.

We hear all the time that California is in a housing crisis. Families are hanging on by a thread with rent, young people are leaving, essential workers are stuck with brutal commutes. And yet here we are, tearing down multi-family housing so someone can plant a gussied-up McMansion in its place. Legal? Sure. Moral? Not even close.

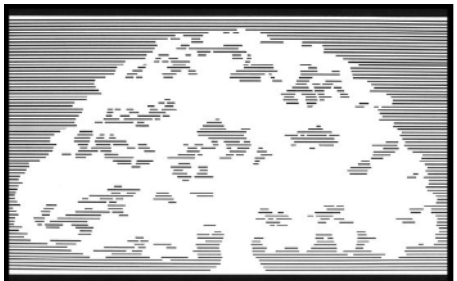
Every time this happens, something vital gets stripped away. It's not just square footage. It's the people who might have lived there… the teachers, nurses, young families, retirees. It's the kids who would have filled the block with noise. It's the small web of connection that makes a neighborhood feel alive. In its place? A giant box with curtains drawn, a gated driveway, a signal that says: this block isn't for you.

$4.7 million for one house isn't a win. It's failure with bad drywall. And unless we start demanding better policies that protect multifamily housing and put community needs above developer profits, we'll keep watching our neighborhoods hollow out, one "luxury" shell at a time. ■

— Chris Ayan
Miles Avenue

ORINDA ACADEMY
COLLEGE PREPARATORY SCHOOL

Scan the QR code for upcoming informational events or visit orindaacademy.org


TREE SCULPTURE
COMPLETE TREE CARE
Proudly serving Rockridge since 1965!
(510) 562-4000
www.treesculpture.com
Fully Insured | Certified Arborists | Lic #655977


We are always
ACCEPTING NEW PATIENTS
NEW PATIENT SPECIAL
Includes a full mouth set of digital x-rays & comprehensive exam
piedmont dental
BY DESIGN
Dr. Jill A. Martenson, DDS
(510) 652-2911
1331 Grand Ave.
Piedmont, CA 94610
PiedmontDentalbyDesign.com

EMERGENCY NUMBERS

Medical or Fire Emergency Only: 510-444-1616

Police Emergency: 510-777-3211

Police Non-Emergency: 510-777-3333 (Press "0")

BART Police: 877-679-7000 (or text: 510-200-0990)

Waste Management: 510-613-8710

EBMUD: 866-403-2683

City Call Center: 311 or 510-615-5566

PG&E: 800-743-5000

RN Classifieds

List your 36-word message here for only $24 (phone number counts as one word). Make check payable to RCPC, and write "Rockridge News Classifieds" in the memo line. Mail to: RCPC, 4900 Shattuck Ave., P.O. Box 22504, Oakland, 94609-20131.

For more information, email Susan at smontauk@gmail.com.

Deadline for NOVEMBER News is: October 16, 2025 (available November 8)

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

Modern Dog Training
Need help with leash manners, basic obedience, or problem behaviors? Private, in-home training can help! Visit *dogsquaddogtraining.com* or call 510/646-9657 for more information.

Electrical Remodels and Repairs
Is your sump pump ready for the rainy season? I can help with that. I've been doing electrical work in Oakland and Berkeley for over 35 years. Sutorik & Company; *www.sutorikandco.com*. Lic #397149; 510/655-3677.

Penelope's Aesthetics and Sheet Masks!
Condition, hydrate and enrich with hyaluronic acid and collagen infused sheet mask. Achieve a supple, even-toned soft glowing face! Salon treatment or home use for extended results. 510/594-1552; *penelopecalef.com.*

Positive-Reinforcement (R+) Dog Walking
For 20+ years, we've been hiking and walking Oakland pups on the trails and in neighborhoods. We practice good trail manners and reinforce R+ training. Puppies & senior dogs welcome! *doggylamapetcare.com*.

Handyman and Household Carpentry
Forty years of responsible, personalized service. Repairs, custom projects, fine interior plaster and painting. Free advice,planning and consultation. Serving Rockridge, Montclair, North Oakland, Berkeley, Albany and Alameda. Len Lauro (510) 435-9586; *lenlauro@yahoo.com.*

Jewelry Repairs
Formerly of High Strung and Blue Door Beads! Marilee is now doing repairs as an independent contractor. Please email her at *mjwrepairs@proton.me* for all your jewelry repair needs.

Free Spanish Classes!
Advance your language journey with FREE weekly Spanish classes! Immersive, fun lessons with a highly experienced Spanish teacher. All materials included. Three free classes offered weekly. Visit: *spanishwithdenamarie.com* Email: *spanishwithdena@gmail.com.*

Rent a goat (herd)!
Goat grazing reduces fire fuel and reclaims yards from invasive plants like poison oak, blackberry bushes, and English ivy. Grazing is an environment-friendly alternative to herbicides – plus goats are fun! *eastbaygoatgrazing.com.*

Rockridge-based Professional Genealogist
Hit a research brick wall? Unknowns in your DNA results? Interested in the history of your house? Let me help! Schedule a free consultation at *rshawresearch.com*. Text 510-479-0990.

Hardwood Floors
Install, sand/refinish, repair, re-coat existing. Large jobs or small. Twenty-five years in Piedmont Ave/Rockridge. Bruce Williams Woodfloors CA Lic #913727. Call or text 510/652-8121; *www.blwfloors.com*! ■

Rockridge Library
OCTOBER 2025

Children
Storytime: Thursdays and Saturdays; 10:30am.

Chess Club: Wednesdays; 4pm. All ages and skill-levels welcome.

Read to a Dog: Thursdays; 4pm. Practice fluency with Scout or Gladys.

Craft Programs: MoChA at the Library! Third Thursdays, September to April, 3:30pm. Monthly art workshops for children and families led by teachers from the Museum of Children's Art. For ages 5-15 and caregivers. Build creativity, social-emotional & academic skills through art.

Making Stories Club: First Thursdays, September to May, 3:30pm. Monthly workshops to write, illustrate, and tell stories. Make books, zines, stories, comics, *kamishibai*, or scripts! Join this club of youth writers and illustrators. For ages 8 to 12.

Halloween Fun: Sunday, 10/26, 11am-2pm. Join us in our parking lot for puppets, music, stories, crafts, and free books. All ages welcome – come in costume for the Rockridge Halloween Parade.

Adults and Children, Ages 10 and Up
Crafting: Tuesday Oct. 21st, 6-7:30pm. In celebration of Hispanic Heritage and Day of the Dead, join local artist Amor Eterno Arte for this hands-on Workshop learning about and doing linocut block printing.

Teens, Ages 12 to 18
Movie Day: Wednesday 10/29, 2-4pm: Join us for a fun movie and popcorn and drinks.

Adults
Ask Your Area Home Experts: Every 2nd Friday, noon-2pm. Get answers, tips, and connections from a Senior Loan Advisor and a Realtor, both Rockridge locals. Have questions answered about home ownership, maintenance, finance, investing, ADUs, downsizing, moving, and more.

Rockridge Book Club: Every 2nd Saturday, 3:30-4:30pm. Please call 510-597-5017 for more info and to get a copy of the book. October's book is No-No Boy, by John Okada.

Needlework Circle: Every Thursday, 1-3pm. Bring your yarn and fiber arts projects to Rockridge Library. Build community, share your passion, learn, have fun!

Artist's Open Studio: Every 3rd Tuesday, 2-4:30pm.

1-on-1 Technology Help: Every Saturday, 10am-12pm and 1-3pm, Tuesdays and Wednesdays 5:30-7:30pm. Come with your devices and technology questions and our volunteer tech guru will help you get sorted. Signup recommended.

Adult Crafting Series: Tuesday Oct. 7th, 6-7:30pm. Luminaria with Sadie. As the days darken, enjoy the flow of your handmade luminaria. You will learn how to create these beautiful candle shades using wax paper panels, embedded flowers and washi tape.

Adult Crafting Series: Tuesday Oct. 21st, 6-7:30pm. In celebration of Hispanic Heritage and Day of the Dead, join local artist Amor Eterno Arte for this hands-on Workshop learning about and doing linocut block printing. Appropriate for ages 10 and up.

Meet the Authors: Shoshan Walter will discuss her new book, *Rehab: An American Scandal*. Books will be sold onsite by A Great Good Place for Books. This program is sponsored by the Friends of the Rockridge Library

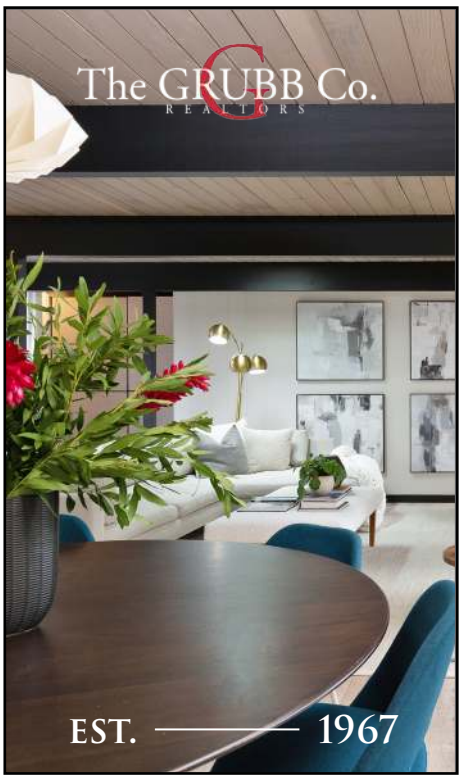
Rockridge Gardening Series: Saturday October. 18th, 2-3pm. Pollinators, Attract bees, butterflies and other pollinators to your garden oasis. The U.C. Master Gardeners of Alameda County share their expertise.

Medicare One on One's with Denise Lombard: Fridays (starting Oct. 10), 1-3pm, drop ins welcome. ■

Library Hours:
Mon, Thurs, Sat 10am to 5:30pm
Tuesday and Wednesday, from 10am to 8pm
Friday, noon to 5:30pm. Closed Sundays.

Please see the online calendar at www.oaklandlibrary.org/events for events throughout the city.

5366 College Avenue, at Manila
510-597-5017



Ron Kriss, Broker
Lawton Associates
(c) 510-612-2547
RonKriss@JPS.net

LAWTON ASSOCIATES REAL ESTATE BROKERAGE
DRE# 01417458

"#1 in Rockridge Real Estate"
200+ Successful Sales in Rockridge
www.LawtonAssoc.com

OAKMONT TERRACE
Modern Elegance - Steps to Piedmont Avenue



Coming Soon - 4440 Howe Street
A new enclave of 7 homes
on the Oakland / Piedmont border
4+ bedrooms / 3.5 bathrooms - 1,927-2,677 SF
OakmontTerrace.com



478-480 43rd Street
Just Sold!
TemescalHouseHack.com

Andrew Pitarre
Compass
415.342.9950
DRE #01867911



Ron + Andrew
Experience - Vision - Execution - Results
Contact us to learn more or discuss your real estate needs.



JCCEastBay
Jewish Community Center of the East Bay

Building an inclusive community in the East Bay

www.jcceastbay.org
info@jcceastbay.org

COMPETENCE
in Action

PIPE SPY®
License #: 754966

Keeping the Neighborhood Clean & Safe Everyday

(510) 465-3000
www.pipespy.com

BHR
BETTER HOMES REALTY

Celebrating 59 Years of Excellence in Real Estate Brokerage

For nearly six decades we've earned the loyalty of countless clients, helping them achieve the American Dream of home and investment property ownership. Our deep-rooted relationships within the community built on trust, has been pivotal in our journey. From first-time home buyers and seller representation, to seasoned investors, we've been privileged to be a part of your journeys.

Kevin Brown, Broker
Better Homes Realty, Rockridge
510.593.4780 | dre# 00644175

GoldStar Beauty Lounge

5332 College Ave, Oakland
(510) 428-4011

Helping you look and feel your best

Hair Cut – $35 and up – men, women, kids
Nail Care – manicures & pedicures
Waxing – eyebrows, lips, chin, and more
Hours: Tue–Sat 10 am–7 pm
Walk-ins welcome

OMNI
PAINTING & WATERPROOFING Inc.
COMMERCIAL AND RESIDENTIAL

INTERIOR-EXTERIOR
Professional preparation.
Many local references.
All work guaranteed.

(510) 654-3339
www.omnipainting.com

