



From the President

JEFFREY WRIGHT

LIVING IN A democracy affords us the opportunity to express our point of view at the ballot box. The upcoming election has statewide propositions that will directly as well as indirectly impact businesses. Three that I want to bring to your attention in a very concise manner are as follows:

- **Proposition 15.** Split tax roll, dramatically changing Proposition 13 passed in 1978. Commercial properties will pay property taxes based on market value instead of acquisition cost. Certain exemptions will apply. Increased revenue slated to go towards schools. This measure could impact some commercial real estate holdings in El Cerrito.

- **Proposition 19.** Real estate transfers with property tax portability. Will allow those 55 and older to transfer existing property tax basis to a newly acquired primary residence statewide. Should free up more residential housing for sale as empty nesters downsize, potentially generating more property tax revenue and consumer spending relating to the purchase transaction. We have a lot of empty nesters and age 55 plus homeowner residents living in El Cerrito. Could have significant revenue enhancement impact.

- **Proposition 21.** Expanded local rent control initiative. Similar measure on the ballot in 2018 that failed when 59% of the voters rejected it. Some adjustment made to current version. Has the potential to impact certain investment property owners in El Cerrito.

Ballotpedia is a good source to to get an overview of the various propositions. They are online at ballotpedia.org.

- **El Cerrito City Council.** We need councilmembers that are strong in the area of fiscal management, who understand the role of municipal government and its limitations, and who can say *no* and function without distraction.

■ See *From the President*, page 7



Sensei Daniel Israel with two students receiving scholarship awards. A key goal for the institute is building good citizens for the community.

lowest,” but accelerated that schedule with the building at 11165 San Pablo Ave. unoccupied by classes.

Work will include moving or removing interior walls and relocating a restroom to create a larger training space. As with any project, that meant meeting other requirements.

“The City said if we were going to do that we had to make it earthquake compliant,” which meant removing the floor and digging trenches throughout the building to install rebar.

The project started in mid-July and could be finished by the start of October, Israel said, although when the institute will be able to hold a reopening celebration is uncertain as the pandemic continues.

“When we reopen I’m sure there will be changes to what our ‘new normal’ is,” Israel said. “Right now we’re not supposed to have activities. We hope at some point to have a grand reopening.”

The supportive families that make up the club have not been neglected in the interim, though some memberships are temporarily idle.

The institute has held online training exercises, as well as socially distanced workouts in area parks, though those have now been suspended due to unhealthy air from wildfires burning in the state.

“One instructor has done a webinar on martial arts history” to help keep judo on the minds of students, Israel said.

The institute — which has about 120 members, including club boosters, and about 75 active students — also teaches involvement in the community and this month participated in a public cleanup event.

“We’re a community-minded place,” said Israel, who has been sensei since David Matsumoto stepped down as head instructor after 31 years. Matsumoto remains involved as an instructor and program advisor.

“It’s not just about sports and martial arts,” Israel said. “Our motto is building better people through judo. It’s definitely better when you provide an atmosphere to help people be a better person.”

■ See *East Bay Judo Institute*, page 8

Popular EC Judo Institute Building for the Future

BY CHRIS TREADWAY

THE EAST BAY Judo Institute is making the most of the COVID-19 shelter-in-place order by using the downtime to renovate the building it has called home since 1991.

The nonprofit club, one of the oldest and largest of its kind in the Bay Area, has long dreamed of doing the work and has been saving and raising funds for some 20 years.

“We’ve been planning a remodel for many years,” said sensei Dan Israel. “We originally planned to do it at the end of this year, when attendance is



Past Prez Palaver

JOHN C. STASHIK

START SPREADING the news... Covid strikes again. The annual Rockettes' Christmas Spectacular, a tradition at Radio City Music Hall in New York City, has been canceled. That's another way of saying *mask-up and stay put* for the rest of this miserable year.

RCMH is one of my favorite places in the Big Apple and the Christmas show may just be the best performance each year. I've been there a number of times, toured back stage, and even met a Rockette. Always on my to-do list when visiting Manhattan.

YouTube to the rescue! I've watched a lot of that channel lately. When I got word the Rockettes were canceled I logged on to see last year's show and pleasantly recall holiday visits to New York. So Sixth Avenue and W. 50th Street will be dark this year. "It is what it is" per a well known politician. Bummer.

□

Uber's snit. The ride share giant, along with Lyft, threatened to stop doing business in California last month, pouting over AB5. I'd have called their bluff. AB5 became a statute that would reclassify many workers deemed independent contractors as employees, providing the labor protections that employees are entitled to in California. Uber and their ilk have no employees driving their "taxis" as everyone is an independent contractor. What a crock!

On top of that, Uber/Lyft contribute nothing to our city in the form of business licenses taxes or franchise fees. But they do add to considerable traffic congestion. Quite the business model, huh?

Vote NO on Proposition 22. Uber/Lyft and the like will have spent millions of dollars to pass this proposition that would keep ride share workers as independent contractors. This would guarantee starvation wages for long hours behind the wheel as the new normal, with those "non-employees" sleeping in their cars. Don't fall for the Uber propaganda. We can be better than that.

□

McBears Social Club Reopens



John C. Stashik

For some positive news, McBears Social Club is open again. Adult beverages are served in the outdoor patio with a professional mixologist on duty until 8 p.m. Masks are required to enter, but fortunately, can be removed while enjoying a beer or cocktail; social distancing, of course. La Estrella food truck is on the premises at 10458 San Pablo Avenue.

Our Team. Key people instrumental in producing this *Byline* deserving recognition are Melanie Mintz and Sean Moss, plus Chris Treadway. The Community Development story wouldn't have happened without their help. Also, appreciation to Karen Pinkos, for her assistance on the budget article. Sometimes it does take a village.

□

Alerts. The Contra Costa Community Warning System issues alerts for fires, earthquakes, power issues, and everything else that can be thrown at residents and businesses. Sign up at: cwsalerts.com.

□

Off the Grid shows up every Wednesday evening on Fairmount Avenue in El Cerrito with their food trucks. They are now running a fundraiser to get meals into state fire zones. Information here: offthegrid.com/norcal-fire-relief.

□

Mayfair "mods." A reliable source tells me that the modular apartment units that will become residences at Cutting and San Pablo will begin arriving this month. The concrete pedestals that support the mods are under construction. Those mods are stacked all over Mare Island awaiting the one way trip to El Cerrito. To learn more about this modular construction process, see the *Byline*, Oct. 2019.

□

Hot dog! Closed in Albany, Caspers® Hot Dogs are now available here in El Cerrito at Fatapple's. A local favorite, with a Zagat rating at 4.1 too.

□

19 years. On September 10, 2001, an ambitious young woman breezed in from Michigan and began employment with the City of El Cerrito. Happy work anniversary to Karen Pinkos. She loves her job and we love our City Manager; that's what you call a win-win. When No. 20 comes around we can have a party. Covid gone by then, hopefully.

Welcome Joe!
NEW MEMBER

Joe Partida
Partida Benefits & Insurance
Employee & Executive Benefit Plans
P.O. Box 24112
Oakland, CA 94623
510-452-9900
joepartidabenefits@yahoo.com

Farmers Market

AT EL CERRITO PLAZA

Open Tuesday & Saturday 9 a.m. to 1 p.m.

SPONSORED BY



2020: Not Quite the Year of Great Vision

IT CONTINUES TO amaze me how radically impactful this year is turning out to be for the world, the country and the city of El Cerrito. I “look” for that sense of optimism that used to be such a natural attitude for me, but lately, it’s been on vacation, to someplace with non-smoky air and no deadly viruses. Back in April, I also wrote about my concern over dwindling optimism, so clearly, having it or feeling the lack of it is important to me.

I’m not a fan of watching or reading the news, as others in my family are. They’re often sending headline links and videos to me, so I don’t need to seek out the mostly bad news on my own.

Each day seems to bring more frustrating or distressful information and how well we are or aren’t dealing with the issue. And the challenges just keep piling on this year.

There’s the roller coaster CV pandemic and its hardships, there’s the economic disaster that is barreling along like T-Rex, devouring small businesses that struggle to hold on to their lease or staff, there are polarized protest groups facing off in streets, not knowing whether any police officer would come to assistance or be the attacker, and now, there are so many bad wildfires throughout the state, it’s unhealthy to be outside, much less dine comfortably outside, unfortunately affecting restaurants desperately trying to stay in business.

That’s just the top few, we can’t keep neglecting the plight of over 150,000 homeless people in California and the increasing heat of the climate; these problems also need enormous attention if anything’s ever to improve. How do we encourage civic and governmental leadership with the right vision for all this?

It’s almost overwhelming and I bet many of our local and faraway leaders feel that way, too (though they might not admit

it), however much experience and skills they may have. Maybe part of the trouble is they don’t have experience or skills in the areas that are sorely needed now; non-partisan tolerance, how to compromise, developing innovative solutions and balanced big-picture vision.

It just shows how very warped our national political system is when candidates are forced to raise, spend (and waste) billions of dollars on endless social media messages, instead of being required to show how well they can and will work with the opposition party to create and implement resilient solutions.

For El Cerrito’s City Council, there might not be problems with campaign spending imbalances, but those above mentioned soft skills are absolutely needed. Come November, there will be several new EC residents on the Council with the responsibility to guide our city through quite difficult times. Before voting, I’ll be looking closely at their public statements to learn about their vision and plans for our city. May 2021 bring better vision to everyone.



Manager's Musings

LISA MARTINENGO

Visit The Practice Space Virtual Mixer and Member Tour

The Practice Space provides communication strategies, techniques and coaching for people of all ages, in a supportive, safe place.

Wednesday,
Sept. 23
5:30-7:00 p.m.

Email: info@elcerritochamber.org
for login information



El Cerrito 2020-21 City Budget Update

BY JOHN C. STASHIK

PROGRESS continued on a fiscal response plan when the City Council held a special meeting on August 11th. Management Partners, the consultant hired by the City, presented their recommended budget strategies with the bottom line requiring expenditure cuts of \$1.5 million. This would be in addition to ten percent budget reductions previously made by the City Council.

As recommended by the consultant, expenditures would be reduced in these departments: city administration, finance, fire, police, public works, and recreation. Those would yield savings of \$1,506,000 putting the City on track to financial sustainability while building general fund reserves by fiscal year 2025-26. No federal bailout money is anticipated, although discussions are still

Recommended General Fund Budget Strategies

Budget Strategy	Department	Estimated Fiscal Impact
Reduce City administration	City Administration	\$345,000
Change service delivery approach of finance functions	Finance	\$25,000
Restructure Fire management functions	Fire	\$210,000
Restructure police operations	Police	\$595,000
Reduce/shift funding for landscape maintenance costs	Public Works (Parks)	\$165,000
Reduce Recreation administrative functions	Recreation	\$166,000
Total budget strategies		\$1,506,000
Goal		\$1,500,000

Management Partners & City of El Cerrito

taking place in Congress. If any bailout were to happen, the money would go directly into the reserve fund.

Another special City Council meeting will be held at 4:30 p.m. on Tuesday, September 1, 2020, to discuss implementation of the fiscal response plan into the City’s budget and impacts to

City departments and funds. The next City Council meeting is scheduled for September 15, 2020, to continue review of the proposed amendments to the City’s adopted budget, which is expected to be approved by October 1st. Meetings are by video with login information available at the City’s website.

COMMUNITY DEVELOPMENT STEP BY STEP – PART 2

BY CHRIS TREADWAY

In the August 2020 issue of the Byline, Part 1 of this article described the City's development approval process up through "entitlement" (land use approval) and submittal of plans for an entitled project for a building permit. This final installment describes the process going forward and provides a glimpse into what's to come in the San Pablo Avenue Specific Plan area.

□

"Depending upon the financial market and when they submit again, and the quality of the plans, it can take up to a year for a building permit to be approved," Mintz said. "Some teams are very experienced and projects well timed. They have experienced architects and submit complete plans. And, some are more capitalized than others. Depending upon the market and availability of capital, they may move swiftly." For example, the project at 10963 San Pablo Avenue, now called Cerrito Vista Apartments, took one year from when it received its final entitlement until when it received its building permit.

Timelines Are Not Absolute

Even with the substantial cost of getting entitled, projects can be delayed or even lapse for a variety of reasons, including lack of capital or other cash flow issues, the number of projects a developer is working on, issues of portfolio management, or as is the case right now, hesitant financial markets. The requirement for the largest loan is during the construction phase, when a project is spending substantial capital and not yet receiving revenue.

If the project languishes beyond the entitlement and extension period, which can be granted for up to two years administratively and longer if it returns to the approval body, it must be resubmitted and reviewed subject to any changes in regulations or standards that have been enacted in the interim.

City Does Not Choose Developers

"Something it seems that is sometimes misunderstood, is that the City does not select the developer, the property owner does," Mintz said. The only developers the City has selected were for redevelopment properties." The City has sold its three former redevelopment properties in the past several years, including the Mayfair site which is under construction as a mixed-use residential and commercial, mixed-income project, and two sites near Potrero, one of which is slated for a hotel and the other for a mixed-use residential and beer garden/brewery.

Parking Requirements Revisited

In developing the Specific Plan, the City needed to respond to several market factors. The City's previous parking requirements before the Specific Plan was enacted, for example, were a large expense in developments and required devoting a substantial portion of the developable space to parking. Similarly, all projects were required to include ground floor commercial space. The Specific Plan, by contrast in response to the market, reduced parking requirements and allows, but does not require ground floor commercial except in areas designated as commercial nodes, including

upper Fairmount Avenue, Stockton Avenue, Moeser Lane, the Del Norte area, and San Pablo Avenue Carlson Boulevard to Central Avenue, with the idea of creating walkable areas. "Stockton has a very nice commercial rhythm," Mintz noted.

Evolving Retail Trends

Shopping trends are changing as online merchants and big box retailers draw customers away not only from smaller stores, but regional shopping centers. As a result, some of what worked in the past on San Pablo Avenue is not as promising today. Several of the sites being redeveloped were previously gas stations. But smaller, specialized or local retailers, amenities and experiences, such as gyms, exercise/yoga studios, specialty foods, goods, and restaurants can attract and cater to both current residents and the new population being added on or near the Avenue as well as attract visitors. Increasingly, urban areas with a larger concentration of people have smaller overall commercial and retail spaces, but end up being a collection of businesses filling a focused local need, Mintz said.

"There's a pretty strong indication that the kinds of things you can't do online will do well in an area with denser residential," she said. "Things that create community and local relationships, where you can go meet people — when we can meet people again — those are expected to do well. A lot of the new ground floor commercial places, will be new, high quality spaces."

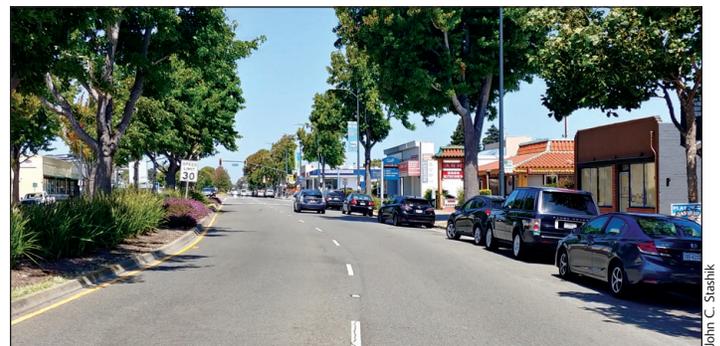
"Most of our existing spaces are pre-1970 and it takes a significant investment

■ Continued on page 5

San Pablo Avenue, 1950s and Today



Courtesy of Chris Treadway



John C. Stashik

Compare San Pablo Avenue looking north from Eureka Avenue in the 1950s with the view today.

■ Continued from page 4

by property owners or business owners to make them attractive for a new business,” Mintz said.



Archives, El Cerrito Patch



John C. Stashik

The City bought the Tradeway Furniture property in 2009. Hana Gardens, a 63-unit senior affordable apartment complex, opened in 2019.

The new residential projects “will help create additional demand to support both new and existing commercial spaces and businesses” she said.

Pandemic and Uncertainty

This outlook is under normal circumstances, of course. What remains to be seen is how conditions shake out when the novel coronavirus pan-



Chris Treadway



Most, but not all, development takes place along San Pablo Avenue. At 5828 El Dorado Street construction is well underway of 29 town home units known as *El Dorado Townhomes/Village 29* being built on the site of a former trailer park.

demically finally ends. In the short-term, Mintz said, the health emergency has slowed completion of some projects and created some uncertainty. Whereas the new commercial spaces were previously expected to fill quickly in response to the new development, it will likely be slower now due to the COVID-19 crisis.

“Last year, we were hearing from developers that construction costs went up about 15 percent from the previous year, so that changed the economics of some projects, and some (developers) submitted modifications to projects that we took back through the process,” she said. Now, rents across the region are down, and commercial and office vacancies up. There is a hesitancy on the part of financial markets.”

According to Mintz, developers remain enthusiastic about the city’s quality of life and future, but that’s tempered by high costs (*e.g.*, development in El Cerrito costs the same as it does in hotter markets, but rents are lower), questions about the post-pandemic climate and a desire to see how current development fares.

The Bottom Line: Economics

“The economics of projects in El Cerrito are very tight. One of the challenges is that there are not a lot of similar types of development already built in proximity, so attracting financing is a challenge,” Mintz said. “Without a strong set of comparables, current developers are pioneers and a lot of them see characteristics they really like, that they think will be attractive. So those projects need to get built in order to assure lenders for future projects.”

Development along the Avenue, along with grants the City has procured,

will also make contributions towards improving overall circulation along and near the Avenue.

“The City obtained a \$7 million grant for Uptown circulation improvements and BART is improving the station circulation, so the Del Norte area should see some significant circulation improvements for all modes of travel — car, bus, bicycle and pedestrian,” Mintz said.

“I like to use the word momentum. One of the main purposes of the City pursuing development of the Mayfair site was to help catalyze other investment. Honestly, this stuff is nerve-wracking, right? We get all excited about things and something changes and it might or might not happen and how do you hold it all together?”

But Mintz added that she learned way back in planning school “that development of great places takes time.”

Remaking El Cerrito’s Main Street

So patience and a view of the big picture is needed as changes come to San Pablo Avenue.

“It’s a long Avenue. It’s three miles with many Richmond parcels on the west side. I understand that Richmond is looking at updating their code to be very similar to El Cerrito’s. So although the change is spread out and incremental, the changes will start to be apparent” Mintz noted.

“You don’t feel it all at once, but I hear from many people that feel the Avenue looks better than it has in a long time in a lot of places. I do think in a year we’ll have new projects built and new ones getting started. The cycle of construction we have now will probably be wrapped up within a year and we hope that we have another several projects in construction next year.”

Biographies of Melanie Mintz and Sean Moss appear on the next page.



John C. Stashik

This historic building on San Pablo Avenue dates from the 1920s. It was remodeled and repurposed as part of the Hana Gardens apartment complex.

COMMUNITY DEVELOPMENT STEP BY STEP



Melanie Mintz has been the City's Community Development Director since 2013. Prior to that she served as the City's Environmental Services Division Manager and Public Works Environmental Analyst. She has worked for the City since 2004. She has a Masters in Community and Regional Planning and Bachelor of Science in Natural Resource Planning. She has been a selected speaker for the League of California Cities, Association of Bay Area Governments, American Planning Association and American Public Works Association on topics related to collaboration, corridor planning and revitalization, urban greening and housing.



Sean Moss has been the City's Planning Manager since 2018. He has worked for the City since 2008 and previously served as a Senior Planner and Associate Planner. Prior to working for the City, he served as a planner for Wood Rodgers, a multi-disciplinary consulting firm. He holds a Bachelor of Science in City and Regional Planning from Cal Poly, San Luis Obispo. He is a member of the American Institute of Certified Planners.

We Are Not 'Flippers'

The Golden Road team:
Drake Zinns, Sue Rodgerson,
Warren Rodgerson, Warren Zinns.

BY DRAKE ZINNS

AS YOU MAY know, the common idea of "flipping" a property usually involves buying a house at an unfairly low purchase price, then doing minimal low-grade upgrades in order to sell it for a quick and hefty profit. It is a gross generalization to label all developers this way. We are a small, passionate team of residential redevelopers actively working to fight the stigma of what it means to "flip" a property.

Golden Road, Inc. is a family owned and community oriented residential real estate redevelopment company located in San Pablo. Since our inception we have invested time and passion into nearly two dozen projects, transforming heavily distressed East Bay properties into beautiful homes with tasteful modern design. We work hard to ensure quality and precision in the renovation process, and takes pride in the ability to help homeowners find creative solutions to their particular real estate situation.

The team of Golden Road, Inc., knows that every homeowner in our community has their own unique circumstances, and our team strives to find creative solutions for their independent needs. We specialize in creating purchase situations with specific terms that are catered to the needs of each individual seller. We can offer sellers a fast or slow closing depending on their preferred timeline, an "as is" purchase in which sellers can leave behind their unwanted



items, seller financing that may give an opportunity to make more money on the sale, cash for keys, short sale assistance, and a myriad of other tools that can help homeowners with solutions to their situation.

Our goals to help find solutions for homeowners are not the only reasons we have diverged from the label of "flippers." We also take pride in the fact that our transformations of properties usually require an extensive and in-depth renovation process. The Golden Road, Inc., team of design professionals envisions each home renovation for a comfortable and modern lifestyle. On many of our projects we can reconfigure the layout of the home by removing walls and adding recessed ceilings. These changes provide additional living space, converting divided floor plans into a more open space—so the owner can create their own lifestyle by design.

Golden Road, Inc. strives to bring homes back to their original glory with quality materials and very thoughtful design. We enjoy envisioning and creating long term value by renovating homes that last a lifetime, so that memories and legacies may be made in the comfort of a home that you can count on for generations. Please feel free to get in touch for more information.



Golden Road
A REAL ESTATE INVESTMENT COMPANY

877-539-5111
www.goldenroadinc.com

Supervisor Gioia 'Meets' the Chamber by Video

BY MARK SIFLING

ON AUGUST 7th, Contra Costa County Supervisor John Gioia joined the El Cerrito Chamber of Commerce for a lunch meeting via Zoom, to deliver a talk addressing the county's response to the Covid crisis.



Supvr. John Gioia

Following are some of the major points covered by Gioia.

Caseload. After a strong initial response including an early shelter-in-place order, Covid

cases in the county have begun to rise again. One carefully watched metric is ICU capacity, which is currently at 70% in county hospitals. "The concern we have are for people who need ICU care. There are people who need ICU care whether they have Covid or other issues" said Supervisor Gioia.

Testing. The county has several testing facilities open and will test residents whether they have symptoms or not. Unfortunately, turnaround time for test results continues to be an issue and test results can take 1-2 weeks to be returned. The county is opening a new and larger testing facility in Richmond to help meet demand. "We're testing over 2,000 [people] per day," said Gioia.

Demographics. The Lantinx community is disproportionately impacted in our county. Latino and Latina citizens "make up 25% of the population but over half of the Covid cases in the county" according to Gioia. Many Latinx residents are frontline service workers at greater risk of exposure. Large families also appear to be a factor and "15% of Covid cases in June and July were in households with six or more people" he said.

Temporary facilities. "We've rented a number of hotel rooms around the county for homeless individuals," said Gioia. In addition, "We have a hotel that's dedicated for people who have tested positive." Residents can stay

there without charge if they need to self-isolate and are concerned about infecting family members. The county also has a medical center with 250 additional beds if hospitals reach capacity.

Spread. Most of the recent Covid cases appear to be spread from large indoor gatherings, especially large social gatherings or events with multiple families. According to Gioia "I don't think we're hearing, unless the Governor does this, closing up businesses again." Gioia stated "I don't see indoor dining opening up anytime soon" but emphasized that outdoor dining is allowed.

The meeting ended with a lively question-and-answer period, followed by networking.

FROM THE PRESIDENT

Continued from page 1

It is reasonable to surmise that El Cerrito residents, councilmembers and city staff want clean air and water, a fully equipped medical facility in close proximity, great public and private school options, as well as housing for all. As residents we must recognize that as a local municipal government El Cerrito is not charged with all of those areas of responsibility.

Let's help our city government by allowing them to focus on the delivery of core municipal services such as public safety, infrastructure, including well maintained streets, parks, recreation, senior services, smart economic development, and maintaing staffing levels that are sufficient to properly execute city operations. Please be sure to vote.

The Path to Financial Independence



Mark Sifling, CFP®

- Financial planning for early retirement
- Passive income
- Fully transparent investments
- Fiduciary and fee-only
- Free initial consultation



Simple Life Financial

510-526-4407

mark.sifling@simplelifefinancial.com



MP Minuteman Press
WE DESIGN, PRINT & PROMOTE...YOU!

PRINTING IN
BERKELEY
SINCE 1972



BAY AREA
GREEN BUSINESS
Environmental Values at Work



SIMPLE BUSINESS BUILDERS



Simple, Affordable Products to Grow Your Business

This offering of our Best Selling Marketing Products at Exceptional Prices addresses the key pieces in marketing your business. As your Marketing Partner we can expand well beyond this core offering to help you create a marketing plan that exceeds your goals.

1101 FIFTH STREET, BERKELEY

510.540.7113

www.e-minutemanpress.com



El Cerrito

CHAMBER OF COMMERCE
Linking Business and Community Since 1936

P.O. Box 1014 · El Cerrito, CA 94530



Chamber Officers & Staff

President	Jeffrey Wright, Wright Realtors
Vice President	Russell Doi, Mutual of Omaha Mortgage
Secretary	Aissia Ashoori, City of El Cerrito
Treasurer, <i>Byline</i> Editor	John C. Stashik, Premier Graphics
Manager	Lisa Martinengo
<i>Byline</i> Correspondent	Chris Treadway

Byline

Editorial, Typography
& Layout by



Premier
Graphics
1-510-235-2195

Printed by Minuteman Press
1-510-540-7113

Proud members of the El Cerrito Chamber of Commerce

Open for Business



Al Fresco Dining

Here are El Cerrito restaurants offering **outside table service**. This list is not necessarily complete and listings are not in any particular order.

El Mono, Fatapple's, Los Moles Beer Garden, Mr. Pickle's,

Well Grounded Tea & Coffee, McBears Social Club (with food truck), Denny's, Macaroni Grill, Tashi Delek, IHOP, Chipotle, Burger King, McDonald's, Frannie Express, Zomsa, plus the weekly Off The Grid food trucks.

Get information about the above restaurants or any other business in El Cerrito by accessing the **Open El Cerrito** directory at the site shown below.

www.el-cerrito.org/whatsopenelcerrito



EAST BAY JUDO INSTITUTE

■ Continued from page 1

The club itself, founded in the early 1960s as the Berkeley Judo Club, is part of martial arts history in the Bay Area. It was originally located on University Avenue in Berkeley and later on Solano Avenue in Albany before settling at its home in El Cerrito.

When the El Cerrito building was put up for sale in 2008 it created an opportunity for the club.



“Buying the building was a really big deal,” Israel said. “Our landlord was a really good guy. We were given the opportunity to buy the building at a discounted price. We got really lucky.”

Institute families have helped raise funds toward the purchase and now for the remodeling, often through matching funds employers offer for nonprofit organizations.

The club's biggest fundraising event is an annual tournament that attracts as many as 350 elements.

“Judo is pretty popular and there are a lot of clubs in the Bay Area,” Israel said. “In the area we're one of the older clubs. Around here they tend to be in recreation or community centers. Not many have a private building. There are a few clubs that have been here that long, but in general, the life of a judo club is not that long.”