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On July 26, community members gathered on the steps of Ardmore Path to celebrate the public ownership of three Kensington paths, including Ardmore. Photo by Robert Rogers.

## A New Day for Kensington Paths

By Lisa Caronna

A joyful community celebration was held on July 26, with over 50 residents gathering to mark an exciting milestone: the Kensington Police Protection and Community Services District (KPPCSD) has officially taken ownership of three of Kensington’s historic pedestrian paths—Ardmore, Beloit, and Coventry.

This achievement represents the first tangible progress in a decades-long effort by community members to bring all 11 of Kensington’s public paths into local ownership. For years, residents, advocates, and planners have studied and pushed for public ownership

See Paths, Page 5

## Good Times After Dark at KCC Movie Night

By Linnea Due

One of the most popular events on the annual calendar is the Kensington Community Council’s Movie Night at Kensington Park. Picture a family-friendly event with everyone sitting on the big lawn, noshing on popcorn, enjoying a movie on the big screen.

This year’s Movie Night is Saturday evening, September 20, with the free showing beginning as soon as it’s dark enough to view the film. What film, you ask? Only 2009’s Oscar-winning Pixar film *Up*.

Says KCC board member Carolyn Day Flowers, “We’re excited to show *Up* this year, as it’s a film that offers something for everyone. It has a heartwarming plotline that appeals across generations, while being fun for kids with exciting adventures, slapstick comedy, and hilarious characters.”

Day Flowers notes that while the film touches on mature themes such as loss and grief, overall the movie is uplifting, subtly reinforcing timeless values such as friendship, loyalty, perseverance, and kindness. She also promised the film provides an added bonus: “Folks can keep an eye out for Oakland landmarks sprinkled throughout the story.”

KCC encourages folks to set up early and bring a picnic. The movie usually begins around 7:30pm, with concessions available from 6:30pm. This year expect popcorn, non-alcoholic drinks, and after-dinner treats.

Come early to nab your preferred seating

See Movie Night, Page 3



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RUTH

FRASSETTO

KENSINGTON AND BEYOND

AUGUST 2025

06/2025 TO PRESENT

10 CLOSED SALES

|                         |               |
|-------------------------|---------------|
| Median List Price       | \$1,299,000   |
| Median Sales Price      | \$1,400,000   |
| Median Sq. Ft.          | 1,882 sq. ft. |
| Avg. Days on Market     | 14 days       |
| List Price per Sq. Ft.  | \$852         |
| Sales Price per Sq. Ft. | \$933         |

06/2024 TO 07/2024

10 CLOSED SALES

|                         |               |
|-------------------------|---------------|
| Median List Price       | \$1,524,000   |
| Median Sales Price      | \$1,580,000   |
| Median Sq. Ft.          | 2,156 sq. ft. |
| Avg. Days on Market     | 23 days       |
| List Price per Sq. Ft.  | \$657         |
| Sales Price per Sq. Ft. | \$705         |



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Market Watch East Bay

San Francisco, usually the Bay Area's fastest-paced market, saw single-family homes spend an average of 14 days on the market—slightly faster than last year (a 6.67% decrease)—while condos held steady at 31 days.

In the East Bay, homes are staying on the market 25–35% longer year-over-year, though overall timelines remain relatively short: 15–17 days for single-family homes and 25–31 days for condos. This trend indicates that despite declining inventory, buyers are becoming more selective, leading to a more measured and intentional purchasing environment.

Pricing and preparation are key in this market. Interested in knowing the value of your home in today's market? Call or text me—your appointment is complimentary and confidential.

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Exhibit and Sale of Rip Matteson's Work

By Lin Due

Kensington artist Rip Matteson died in 2011, but his widow, Rosary Matteson, hosts an annual showing and sale of his works at her home on Oberlin Ave. Rip studied art at San Jose State and Parsons School of Design before teaching at Monterey Peninsula and Laney colleges. His drawings and cartoons have been published in the *New Yorker*, *Saturday Review*, *Saturday Evening Post*, *Mother Jones*, and more.

Rosary wrote, "Rip began the yearly exhibit and reception in 2009, and after he died, I continued. Since that time, many people have acquired his paintings, drawings, and cartoons." The couple moved to Kensington in 1975, and Rip converted an existing upper deck to a studio. "When not teaching, that is where he worked," Rosary said.

Many of his paintings are inscribed on the back of the canvases with quotations from poets such as Robert Browning, William Butler Yeats, and Ralph Waldo Emerson. Rosary called Rip a poet who employed a brush rather than a pen. "It was his way of sharing his view of truth and beauty."

Rip had his own view of beauty: "Beauty, the search for it and its sharing, is the calling of the artist. How rich the lives of those who choose to paint, for beauty so generously fills the world."

Come to the exhibit and reception September 14 from 2-5pm at 683 Oberlin Ave. Books will also be for sale. All artworks are 50 % off. Cash, check, or PayPal are accepted.



July Police Log

July 1: Hit and run on Kenyon and Trinity avenues.

July 1: Petty theft reported on Highgate Road.

July 3: Minor injury accident reported on Yale and Oberlin avenues.

July 16: Officers contacted an unconscious male near the Colusa Market. The subject was arrested for public intoxication.

July 17: Petty theft reported on Arlington Avenue.

July 24: Subject on Beverly Road with outstanding warrants arrested and booked into the county jail.

July 27: Petty theft from vehicle on Los Altos Drive.

July 29: Petty theft from building on Yale Avenue.

July 30: Officers contacted unconscious female in El Cerrito. Subject cited for public intoxication.



Neighbors in the 700 block of Coventry Road wave at Kensington's firefighters as they depart after their visit to the block's National Night Out festivities on Tuesday, August 6. A potluck feast spread across two tables greeted residents and first responders. Photo by Kay Reed.

Pick Your Team, Eat a Slice at Team Trivia Tuesday

By Sara Laferte

How many hearts does an octopus have? In golf, what name is given to a score of three under par on a single hole? What is the only food that never spoils? What movie features the song "My Heart Will Go On"? We have questions—do you have the answers? Come to Arlington Community Church on Tuesday, September 30, from 6:30-8:30pm for Team Trivia Tuesday. Bring your best team (three to five people recommended) or join a team when you arrive. The Trivia Host will be John Chapman, star of the popular 49ers Rush podcast.

Adults, teens, and older children are welcome. As you choose teams, consider an age range to answer those tricky music and social media questions. Enjoy pizza, beverages, snacks, and prizes. You'll find ample parking across the street.

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The Kensington Community Council is dedicated to the improvement, development, and education of the community, and to the promotion of social welfare in Kensington. It enriches the community by providing educational and recreational programs for all ages and by publishing the Outlook, a monthly newsletter that covers local events and issues. KCC also provides a forum for all Kensington community groups to meet and coordinate their respective efforts toward the common good of the community.

OCTOBER - 2025

DEADLINES

Advertising Deadline ♦ SEPT. 8

Editorial Deadline ♦ SEPT. 10

Opinions expressed in Letters to the Editor are those of the writers and do not reflect the opinion of the Outlook, its editor, or the Kensington Community Council. Letters must be signed and include the resident's phone number and address (which will not be printed). Letters 350 words or under will appear in the print edition (space permitting). Any letter over 350 words will be printed in the online edition only. Publication of letters and articles is subject to space and the editor's discretion. Obituaries of Kensington residents are printed without charge. All material must be received by the 10th of the month preceding issue date; submit by email to editor@kensingtonoutlook.com. No press releases or PDFs; Word documents or text in the body of an email are acceptable.

Use one space, not two, after all periods.

KENSINGTON OUTLOOK

EDITOR LINNEA DUE

ADVERTISING MANAGER ALMA KEY

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SEPTEMBER 2025

KENSINGTON OUTLOOK

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Radio May Be the First and Last Resort in Emergencies

By Westley Burnham

On a beautiful Saturday afternoon at the end of June, the radio group KARO-ECHO hosted a field day at Kensington Park to showcase the capabilities of radio communication. Radio masts reached towards the blue sky, each with a different pattern of antennae sprouting from their tops. Beneath each antenna is a folding table surrounded by people tapping away on laptops or speaking into microphones.

It's remarkable to see how KARO-ECHO has evolved from its beginning as a merger over 30 years ago between the Kensington Amateur Radio Operators (KARO) and El Cerrito Ham Operators (ECHO). It was and continues to be an entirely volunteer-run organization. The group was created to provide an auxiliary form of communication in the event of an emergency, but it may just be the means that saves us if cell towers are down and other means fail.

The association works with Kensington's Community Emergency Response Teams (CERT) to support the community during emergencies. KARO-ECHO is not part of the CERT project but works alongside them in the event of an emergency.

At the park I spoke with the president of KARO-ECHO, Howdy Goudey. "Ham radio doesn't rely on infrastructure that can be damaged in a large earthquake, storm, power outage or fire," Goudey said. He explained that KARO-ECHO operators could send vital messages and calls for assistance to first responders; the same system could pass on welfare updates to relatives unable to reach their loved ones.

The showcase at Kensington Park was part of a much larger event that took place across the US and Canada. Called the ARRL Field day, amateur radio operators attempted to contact as many other ham operators as possible. Started by the National Amateur Radio Emergency Service (ARES) in 1933, it has been held annually ever since. The event was created to sharpen amateur radio operator's skills and promote emergency preparedness.

At the park, radio operators frantically spoke into small handheld microphones. "Whiskey six charlie uniform sierra," one operator says. A few seconds later, someone responds with a similar combination of the NATO alphabet, and both parties log the interaction, adding to their tally for the weekend-long event.

Overall, the event was a success, with radio operators talking to hundreds of other operators around the nation, reaching HAM operators as far as Maine. Many passersby also took in the novelty of the event, with some even going on air themselves.

The KARO-ECHO association encourages anyone in the community who would like to coordinate with KARO-ECHO to reach out at [info@karoecho.net](mailto:info@karoecho.net)

El Cerrito High School student Westley Burnham is interning for the Outlook.



Robin Mitchell and Howdy Goudey relay messages and talk with curious visitors at Kensington Park during KARO-ECHO's participation in the national amateur radio field day event. Photo by Ruth Cazden.



A neat pile of material on the sidewalk will put a grin on your collector's face.



And this will elicit a grimace. Please be courteous when you put out your clutter. Photos courtesy of Bayview Refuse.

Get in Gear for September's Cleanup Week

By Kim Huff

Time to get rid of that old chair that Uncle Ned crushed, the broken file cabinet, your kid's iPad with the perpetually black screen, and those toxic chemicals under your guest bathroom sink. During the Great Kensington Cleanup Week, September 22-26, crews will come by on your regular garbage day. This annual curbside collection event offers an opportunity to declutter homes, dispose of bulky items, and safely remove hazardous waste, e-waste, and universal waste, with collection provided by Bayview Refuse Service.

In 2023, Kensington Police and Protection Community Services District Interim General Manager David Aranda and the KPPCSD board of directors set a goal to increase participation and promote waste diversion. While Kensington has long hosted an annual cleanup day each September, the Great Kensington Cleanup has taken the effort to a new level.

The expanded program began when Aranda proposed partnering with Bayview Refuse Service, Kensington's long-standing waste service provider, to enhance services. The initiative introduced extra assistance for residents, including help moving bulky items to the curb. The result is a larger, more inclusive event that provides more opportunities for residents to clear out unwanted items.

Over the past two years, participation has grown significantly. Greg Christie, Bayview's general manager, says the cleanup has become one of the community's most anticipated events. "Each year, we see growing enthusiasm. Residents are not only clearing out household waste, but also taking the opportunity to dispose of e-waste and hazardous materials—items that are often more challenging to dispose of properly," Christie explained.

He added, "One of the most heartwarming comments we've received is, 'This event is like Christmas coming early,' due to the large volume of items being set out for collection."

The program has been especially helpful for seniors who may have accumulated hazardous waste or bulky items over the years. With the additional support, these residents can now safely dispose of such items without the stress of transportation or logistics.

The Great Kensington Cleanup Week has also had a measurable impact in reducing landfill waste. Over the past two years, the event has collected 219 tons of garbage, 38 tons of scrap metal, 1.5 tons of e-waste, and 20.5 tons of hazardous waste. These results highlight the program's effectiveness in diverting materials from landfills and promoting responsible waste management.

During the Great Kensington Clean-Up Week, residents can dispose of many materials, including bulky items such as household appliances, furniture, mattresses, and other large objects. Electronic waste such as televisions, computers, and phones will also be accepted. Household waste, including regular trash, recycling, and organic materials placed in carts for normal pickup, will be collected as well. Hazardous waste such as used light bulbs, batteries, oil filters, and paint can be disposed of, although explosives are not permitted.

Participation in the Great Kensington Clean-Up Week is straightforward. Residents should place neatly arranged items at the curb on their regular garbage collection day between September 22 and 26. For those needing assistance with heavy or bulky items, Bayview Refuse Service can be contacted at 510-237-4614 to arrange support. For a complete list of accepted items, visit [www.bayviewrefuse.com](http://www.bayviewrefuse.com).

Movie Night

...from Front Page

on Kensington Park's big lawn. If it's chilly, bring blankets, fold-up chairs, and whatever else you need to stay comfy.

KCC thanks Movie Night sponsors Mechanics Bank, Nation's Giant Hamburgers, and the TTL Team at Red Oak Realty.





## The Parade Is Back — Come Join the Fun!

By Anne Forrest

It has been at least five years since the Kensington community participated in a parade along the Arlington on the way to the Kensington Community Council's Annual Picnic, this year on October 19. KCC is pleased to announce that the parade is back and will be led by the University of California Straw Hat Band! The parade will start at the Ace Hardware parking lot at noon and then proceed north up the Arlington to the Community Center, where the picnic is being held.

The parade has always been a very participatory event in Kensington (I rode my bike in the parade with my Girl Scout troop many years ago). So, whether you want to cheer the parade from the sideline, catch the candy thrown from the Grand Marshal's car, or you and your local group want to participate—come one, come all!

Are you part of a group or organization that would like to be part of the parade? Contact the KCC office to sign up to be a part of this continuing tradition. Contact via phone at 510-525-0292 or via email at [info@KensingtonCommunityCouncil.org](mailto:info@KensingtonCommunityCouncil.org)

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## KENSINGTON CATS

NextDoor, Fairies, and Coyotes: All About Cats  
By Jill Stockwell

In this new feature, the *Outlook* covers local cat stories, starting with my elderly female feline. Spot is a feisty, friendly 19-year-old black American Shorthair with a patch of white on her chest, and she's been a Kensington resident for six years.

Black cats' reputations differ by culture. They can be associated with bad luck in Europe and North America, while they are good luck omens in Japan.

In Scottish language and culture, the cat-sith is a fairy cat from Celtic lore, black with a white chest patch, who walks on its hind legs when no humans are watching. At Samhain, or Halloween, Scots would leave out a saucer of milk to bring good luck for the next year, because without this offering, the cat-sith might dry up the household cow's milk.

Also, cat-siths, if not appeased, could steal the soul of the dead before it leaves the body. The fairy cat may be based on felines with similar coloring, either the black Scottish wildcat or the Kellas cat, a hybrid between the wildcat and domestic cat that's found only in Scotland.

Spot's caregivers recently went hiking in the Scottish Highlands and did see cats of the cat-sith description in the villages, but not on their hind legs of course, because of being watched. Back home in Kensington, Spot doesn't drink milk, and the household has no cows but does have a young Australian Cattle dog named Astro, who no doubt would enjoy having some livestock to herd. Astro and Spot co-exist peacefully, but when Astro tries to get Spot to play, she dismisses him with a hiss.

Spot was born in City Island, which is part of the Bronx in New York City. The feral cat colony that she's from is monitored by a vet practice in the East Village. They catch, neuter, and release the adult cats and rescue any kittens. Spot's been with the same caregiver all her life, starting out on West 85th Street in Manhattan, then grudgingly moving to West 26th Street, then West 48th Street.

Cats don't much like change, but I always wanted to be in California, and eventually was able to relocate to San Francisco for work. Spot traveled from JFK to SFO, and received an airline passport and pin from the amused flight crew, who'd never before had a cat in business class.

Spot found a home in San Francisco's SoMa, but disruption from the transit-center-related construction motivated a move to the Outer Sunset. There, Spot was able to spend time outdoors in the fenced-in yard under close watch. Tired of the fog, she eventually moved to Opera Plaza on Van Ness, then with perfect timing, even though she didn't realize it, to Kensington, just months before the onset of the global pandemic. Here, Spot is an indoor-only cat because of the busy traffic and frequent coyote sightings.

### Keeping Cats Safe

Coyotes don't seek out pets—they can't know the difference between wild animals and pets, so they may take a cat given the opportunity. A scroll through the Kensington NextDoor app shows what seems like a never-ending stream of lost cats who sometimes are later photographed in the mouth of a coyote. And there's an ongoing debate on the app between the proponents of outdoor versus indoor cats. But outdoor cats are far more vulnerable to traffic, disease, and poisoning than to coyotes. Plus they prey on songbirds, killing millions each year.

Janet Kessler, a Bay Area naturalist known as the Coyote Lady, describes coyotes as intelligent, sentient beings who have moved into cities where they live mostly in parks. They mate for life and stay with their family groups. She says, "Coyotes avoid people, but many people have negative feelings about them from lack of understanding and from pet issues. Negative perceptions can change through education, and pet issues can be prevented."

The best way to protect cats from the perils of the outdoors is to keep them indoors. Indoor cats live longer, healthier lives of 15-17 years, compared to outdoor cats at two to five years, according to researchers at University of California Davis. But if letting cats outside is a must, Kessler advises building a catio or a coyote-proof fence; supervising cats so they can't roam free; not leaving pet food outside; and learning how to shoo off a coyote.

Kessler points out that domestic cats were first bred in Egypt to be house pets, so they haven't evolved to protect or defend themselves in the wild. And they're not native to North America, so technically an invasive species, though much loved. She says, "If your cat is outside, you have assumed the risk that a coyote may get it. So prevention is key. But some people accept the risks and know the consequences."

For more on coyotes, check out Janet Kessler's website: [coyoteyipps.com](http://coyoteyipps.com). Does your cat have an interesting story? Email [editor@kensingtonoutlook.com](mailto:editor@kensingtonoutlook.com).

Spot and Astro. Photo by Jill Stockwell.

Photo by Janet Kessler.

SEPTEMBER 2025

KENSINGTON OUTLOOK

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## Paths

...from Front Page

to preserve and protect these important walkways.

The breakthrough came following a critical study led by Contra Costa County Supervisor John Gioia, in collaboration with a dedicated community working group that included concerned citizens, members of the Kensington Pathkeepers, a representative from the KPPCSD board, and County Public Works. On June 12, the KPPCSD board voted to adopt ownership of the three paths—opening the door for community collaboration in their care and improvement.

These paths, designed in the early 1900s as part of the original subdivision maps, were intended to connect residents directly to the Key Route commuter trains, local shopping, and

As part of the district taking on the paths, a severe gutter hazard at the foot of Coventry Path was repaired by Contra Costa County Public Works. Photo by Lisa Caronna.

services. While the roads were accepted into the county system, the pedestrian paths and trails were left in legal limbo. Despite that, they've remained a cherished part of Kensington's landscape, serving as direct and scenic routes to schools, parks, shopping, transit, and recreation.

Special gratitude to the county for committing up to \$175,000 over a five-year period for path projects and to KPPCSD board members who embraced the value of these community assets and took the first critical step of public ownership and their improvement. The future looks bright for Kensington's network of paths—an enduring legacy for walkers of all ages.

New signs for the three paths now under public ownership were installed by Contra Costa County Public Works staffers. Check out the signs when you're walking around town! Photo by Mark Altenberg.

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## Kensington's Government Is Unifying What Does This Mean to You?

By KFPD President Daniel Levine and KPPCSD President David Spath

Kensington is currently governed by two separate bodies known as special districts: the Kensington Fire Protection District (KFPD) is responsible for fire and emergency services (i.e. the fire department), while the Kensington Police Protection and Community Services District (KPPCSD) is responsible for police, parks, and trash service. Besides the fact that these two entities serve identical populations, they are otherwise totally independent, with separate boards, revenues, budgets, and staff. All of that is about to change.

Last March, after several joint meetings and town hall events, both boards voted unanimously to reorganize into a single, combined district to manage all town services. On August 13, the county commission in charge of approving this change (LAFCO) gave final sign-off and ordered the reorganization effective October 1. From that day forward, all current Kensington services will be provided by the combined Kensington Community Services District (KCSO).

So, what's changing and what's staying the same? The KCSO will provide all the services the KPPCSD and KFPD provided. Taxes will remain identical, and the KCSO will receive both districts' revenue. The board of directors of the KCSO will initially be made up of all 10 current directors from both boards and an additional member could be appointed by board vote, though with KPPCSD director Cass Duggan's resignation, the board will most likely start with nine directors.

Existing agreements with police officers and firefighters are unchanged (the KFPD has a contract with El Cerrito to provide fire personnel and services and that contract transfers to the KCSO without alteration). There are no changes to the KPPCSD's contract with KCC for recreation programming. Kensington currently alternates electing three and two directors to the board every election cycle, and that will continue unchanged; the board will naturally shrink over the next two election cycles back to the required five members as a result. The KCSO isn't adding any new services at this time, so things like road maintenance, traffic and parking rules, building permitting, public works, and utilities will still be handled by Contra Costa County, EBMUD, and PG&E.

The biggest changes will likely be to district staffing. The current districts operate with a collection of part-time employees and consultants. The KCSO will support multiple full-time positions including a general manager and finance director. Independent fiscal analysis performed prior to reorganization indicated that these new roles, devoted full-time to Kensington, will be *less* expensive than when the two districts operated independently with part-time staffing. The districts' current staff expects that the new full-time positions will be able to handle all current duties as well as take on new responsibilities.

The unified district, which will own Kensington Park and the Public Safety Building, will be responsible for all of Kensington's fire, police, parks, and trash service going forward. That will include settling the issue of the Kensington police and district staff's location. The KCSO will also be better able to formulate a comprehensive Fire and Emergency Action Plan as both fire and police coordination will be within its purview.

This will be a significant change to Kensington's local governance. As the district transitions, we do not anticipate an interruption to services as new positions are filled and staff comes up to speed. In the end, it is anticipated that full-time staffing will provide Kensington residents with a higher level of service as the KCSO will be better able to address current issues and pursue new initiatives.

Most importantly, the KCSO wants to hear from you, the people of Kensington! Come to a meeting, send us an email, get involved! Your local government wants to serve you better, and we can't do it if we don't hear from you. We're building a more capable and responsive local government from the ground-up, and your priorities will inform the choices we make.

The first meeting of the unified Kensington Community Services District is October 9 (and every second Thursday of the month going forward). Please let your voice be heard as your new board unites to address the issues most important to Kensington.

## Love Seeds? Need to Update your Healthcare Directive? The Library Is Everyone's Community Resource

By Jenny Rockwell

Enjoy free programs offered by the Kensington Library at 61 Arlington Avenue. Call 510-524-3043 with questions.

Thank you to the Friends of Kensington Library for making library programs possible. **Tues, Sept 2, 6:30pm Friends of the Kensington Library** Friends of the Kensington Library, a 501c (3) nonprofit organization, has worked to improve and financially support library services in Kensington since 1959. Open to all Kensington residents.

**Tues, Sept 2, 6:30pm Castoff's Knitting Club** Meets on the 1st Tuesday of each month. Open to all levels of knitters. Bring your own yarn!

**Tuesdays, Sept 2, 9, 16, 23, 30 6:30pm Family Storytime** Lots of picture books, songs, rhymes, and fun! Stuffed animals & pajamas welcome.

**Tues, Sept 16, 2-5pm Cloth Produce Bag Sewing Circle** Join the Kensington Seamsters Union, local 94707 in transforming donated natural fiber fabric into bags, which will be given out for free at the Kensington Farmers Market. We need YOU to help measure, cut, iron sew and thread drawstrings, and create community.

**Sat, Sept 20, 2pm eBook Workshop** Come learn how to use Libby and Hoopla, the library's apps for eBooks, eAudiobooks, and digital magazines. Feel free to bring in your devices, such as tablets, smart phones, and e-readers.

**Tues, Sept 23, Read to a Dog** Join us and a licensed therapy dog for a 15-minute reading session every fourth Tuesday afternoon, 3-4pm. Same day, drop in sign up starts 15 minutes before the read session.

**Wed, Sept 24, 10am Advanced Care Directives** Presented by a representative of Contra Costa County Legal Services, join us for a program about creating an Advance Health Care Directive. You'll then have the option to schedule an appointment for our October 8 clinic with a CCCLS representative to work on your AHC directive.

**Thurs, Sept 25, 3pm, Fencing Exhibition at the Library** Come to the library for an explanation of fencing and then stay to see a thrilling duel starring Kensington's very own children's librarian, Mr. Charles.

**Tuesday, Sept 30, 6:15 -7:45pm Kensington Library Book Club** The club meets online via Zoom, this month will meet on fifth Tuesday. The selection for September is *The Ministry of Utmost Happiness* by Arundhati Roy.

See Library, Page 6









# KENSINGTON EATS OUT

Small but Mighty: Kensington Eats Out at Little Kathmandu  
By Ittai Shiu

Tucked into the Cerrito Galleria on San Pablo Ave. and Stockton, Little Kathmandu is a modest gem that celebrated its four-year anniversary just last month. Behind what might first appear to be a simple takeout counter nestled between errands, haircuts and fast food, lies a rich culinary experience rooted in culture, family, and nearly two decades of expertise.

Owner and chef Kunsang Dorje came to the United States from Tibet 19 years ago and has spent all those years immersed in the food industry. With Little Kathmandu, he

brings together the bold, comforting flavors of Nepal, Tibet, and India—a fusion that speaks to his heritage and his time spent cooking in American kitchens.

The restaurant is clearly designed to keep up with the flow of takeout orders, but for those with a little more time, it’s worth slowing down. Grab a table, enjoy the colorful Tibetan artwork adorning the walls, and admire the unique light fixtures that lend warmth and personality to the space.

Service is efficient and thoughtful: when the kitchen gets busy with a take-out queue, a cute, hotel-style bell with a yellow happy face is set on the table so diners can summon help without disrupting the rhythm of the kitchen, a clever solution for a small but mighty team balancing dine-in and to-go.

As for the food? It hits all the right notes. The vegetarian Korma stands out as a rich and creamy curry dish—traditionally Mughlai, but here with a light, satisfying touch that allows the vegetables to shine through. It’s a dish you might have had before, but



not quite like this. Their samosas are textbook-perfect, crisp and golden, filled with well-spiced potatoes and peas. Naan is a must, but I especially enjoyed it with paneer—the pillowy flatbread stuffed with Indian cheese—so indulgent that it could almost pass for a meal in itself.

Tibetan flavors show up with the appetizers like shabhaley: golden, deep-fried dumplings packed with meat and vegetables. They’re crispy, flavorful, and uniquely satisfying. On the Nepalese side, the Mustang Aaloo is a standout—a simple yet unforgettable dish made from local-style potatoes and laced with Himalayan spices. And then there’s the goat




curry, a staff favorite, slow-cooked, savory, and rich with traditional Nepali spices like Timur (Nepali Sichuan pepper) and Jimbu, a dried Himalayan herb. It’s the kind of dish that feels both new and deeply familiar at once.

And if you’ve got just a little more room? Try the KTM Kulfi, a frozen dessert inspired by Kathmandu, the capital city of Nepal. Creamy, dense, and made by reducing milk slowly, it’s a nod to tradition with flavors like cardamom and pistachio that are both refreshing and indulgent.

Little Kathmandu is certainly small in size, but its flavors, story, and heart are anything but. From the first taste to the last sip, to the restaurant’s thoughtful decor, Kunsang and his staff remind us that some of the most meaningful meals come from the most unassuming places.

Little Kathmandu (510) 559-8083  
10386 San Pablo Ave.,  
El Cerrito

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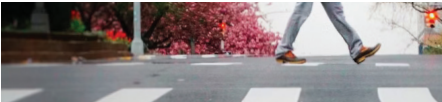
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## MARKET UPDATE

from ZIP CODE EAST BAY

**The market remains unpredictable, affected by high interest rates, inflation concerns, and more options for buyers. Despite these challenges, the average sales price for Q1/Q2 in Kensington held steady at \$1.497M, illustrating the desirability of Kensington homes even with a rise in inventory!**

### HIGH VALUE SALES

**\$** Homes at the upper end of the market are **making a comeback**. Six homes in Kensington sold for over \$2M in 2025, up from two during the same period in 2024.

### MARKET FEEDBACK

**📅** Homes are **taking longer to sell**, with 20 average days on market (up from 18 days in 2024). Higher prices/rates and reduced buyer urgency are key factors.

### LONG-TERM GROWTH

**🏠** Though prices have waffled since the peak of spring 2022, they are still up 8.8% from 2019. **Kensington housing prices have increased** by 49.4% over the past decade.

For **sellers**, now might be a great time to capitalize on equity.

For **buyers**, despite current interest rates, homes remain a strong long-term investment. Contact us for a free home valuation.

### THANK YOU KENSINGTON!

**We're thrilled to share that Zip Code East Bay has surpassed \$50M in Kensington sales so far this year—and over \$250M since 2013. We are proud to be your go-to resource in the East Bay. Thinking of a move? Let's talk strategy.**

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