



Merry Christmas

WEEKEND WEATHER

CLOUDY

Cloudy thru Sunday
With rain Saturday

HIGHS: 63-69

0 10 20 30 40 50 60 70 80 90 100 110

LOWS: 48-53

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

AN INDEPENDENT HOMETOWN NEWSPAPER SERVING SAN LEANDRO, ASHLAND, SAN LORENZO AND SHEFFIELD VILLAGE

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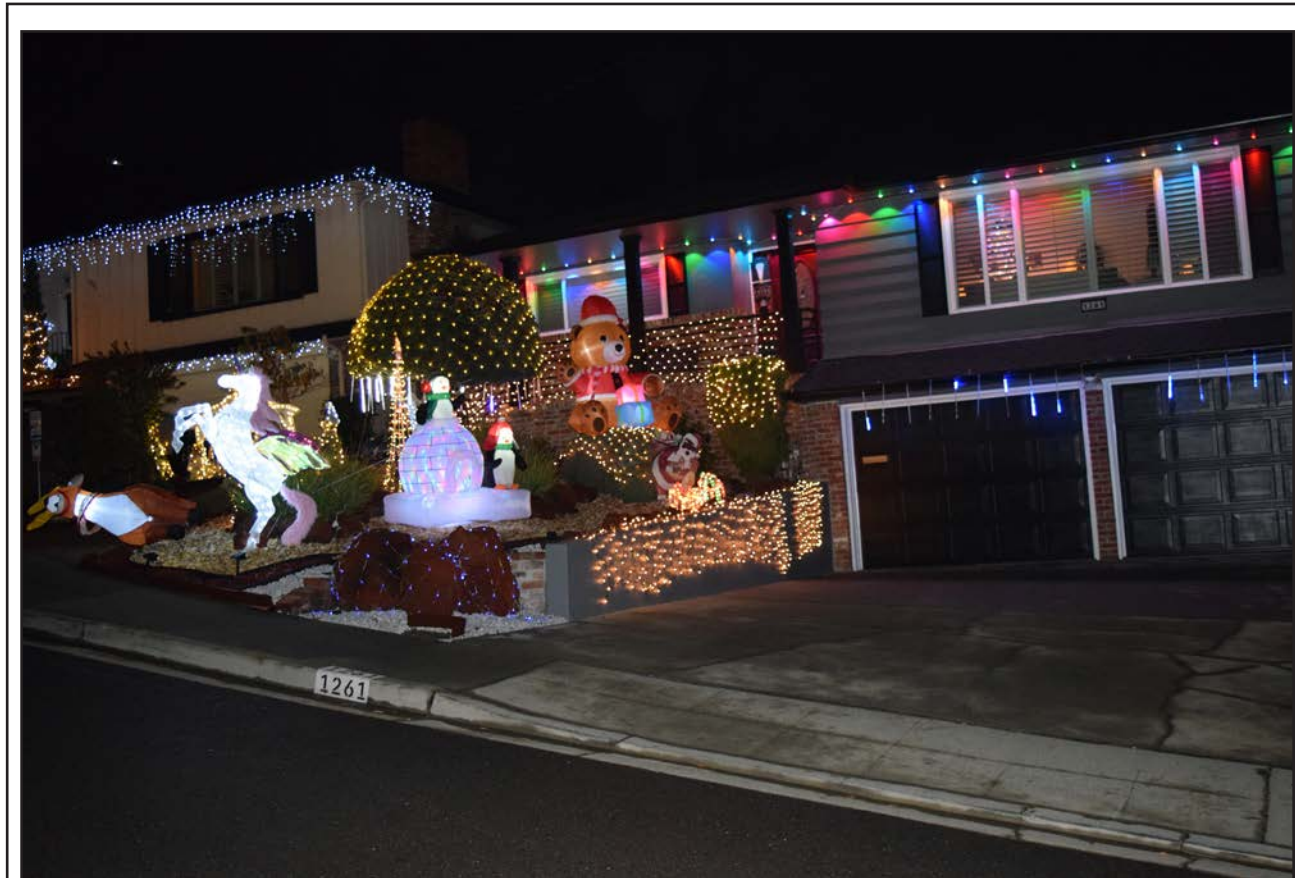


PHOTO BY MIKE MCGUIRE

Decked Out for the Holidays

Christmas lights are on display on houses all over San Leandro, including this one on Benedict Court.

Supervisors OK County Housing Plan

Plan includes housing around Bayfair Center and BART

By Mike McGuire
San Leandro Times

Alameda County is hoping to build an additional 4,711 units of housing aimed at various income levels in unincorporated areas over the next seven years as part its “Housing Element” in the county’s General Plan. Cities such as San Leandro have their own general plans and pass their own housing elements.

The vote followed two years of discussion in the community and by the various Municipal Advisory Committees (MACs). However, the county’s three MACs — Eden, Fairview and Castro Valley — all voted to reject the housing element, citing various concerns.

The state’s deadline for adopting the housing element, which sets forth how the county plans to meet state-mandated housing requirements, was December 31. Various repercussions follow if that deadline is not met, including loss of some state funding and even loss of any local control over what new construction is allowed.

see HOUSING, page 10

Masters Swim Meet at SLHS Pool

Age doesn’t keep swimmers out of the water, or the competition

By Mike McGuire
San Leandro Times

Some 119 swimmers ranging in age from 22 to 81 competed on Saturday, Dec. 7, in the Thrice Is Nice Masters Meet at the San Leandro High School pool.

Except for the jackets on a sunny December day, with its chaise lounges and abundant swimwear it could have easily been mistaken for a multi-generational beach party.

Each event — freestyle, backstroke, breaststroke, butterfly — was repeated at three different lengths, 50 yards, 100 yards and 200 yards. This gives the meet its name, although there is also a 400-yard freestyle for good measure.

Masters Swimming is a nationwide nonprofit encouraging people of all ages to stay fit, socialize and enjoy themselves swimming. There are local clubs throughout the Bay Area and all over the country.

San Leandro resident Marcia Benjamin coaches the closest team, Marcia’s Enthusiastic Masters of Oakland (MEMO), out of Alameda where they practice at Encinal High School. They welcome new members, as do other Masters Swimming clubs.

Benjamin grew up in San Leandro, was in the San Leandro High School Class of 1974, and was an All-American swimmer at Laney College.

She had taught at Laney and coached the swim team there until the pandemic shut down its pool.



PHOTO BY MIKE MCGUIRE

Swimmers hit the turnaround in the women’s 50-yard freestyle at the Thrice Is Nice Masters Swimming Meet at the San Leandro High pool last Saturday.

MEMO had practiced at Laney until that shutdown, then moved to Alameda. People at Saturday’s meet were grouped into heats by their best previous times in an event, not by their age. Times see SWIM, page 11

80-Foot Tower Appeal Postponed to January

By Mike McGuire
San Leandro Times

An appeal of a plan for an 80-foot communications tower that was approved by the Planning Commission was scheduled to be heard by the City Council at Monday night’s meeting, but the hearing was postponed.

The hearing about the tower along San Leandro Boulevard in the city’s North Area has been held off until January at the request of City Manager Janelle Cameron.

Planning Manager Wayland Li said an attachment was missing from the staff report and some technical changes might be needed. He

see APPEAL, page 10

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MEETING SCHEDULES

CITY COUNCIL

Council meets on the first and third Monday of each month at 7:00 p.m. in City Council Chambers, City Hall, 835 E. 14th St., San Leandro. For more information, call the City Clerk at 577-3367.

SAN LEANDRO SCHOOL BOARD

Board meets on the second Tuesday of each month at 7 p.m. in the City Council Chambers, City Hall, 835 E. 14th St., San Leandro. For more information, call Zaira Duncan at 667-3522.



San Leandro Times

An independent hometown newspaper serving San Leandro, Ashland, San Lorenzo and Sheffield Village

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Church Celebrates St. Francis Xavier with Feast

By *Bella Comelo*
Special to the Times

The Goan Institute of San Francisco celebrated the feast of St. Francis Xavier on November 30 at Our Lady of Good Counsel Church in San Leandro, followed by a grand reception at the adjoining hall. The Mass was celebrated by Fr. Roy Pereira and the Altar server was our capable Luis Rodriques. Fr. Roy's homily was really inspiring with a power-point illustration — the first time I heard a homily with a power-point illustration. Fr. Roy then went to the piano and sang a hymn. It was an uplifting Mass.

After Mass the crowd proceeded to the spacious, airy hall. Everybody was in a jovial mood and wished "Happy Feast" to each other while munching on our traditional chones with shredded coconut. There were vendors who were selling Goan sweets like kadio-bodio, cakes and the usu-

al Goan kusvar sweets, besides the Goan sausages. Fr. Roy autographed some of his inspiring books like "Finding Joy". Then it was time for the scrumptious lunch prepared by our own caterer "Tinto." Joe Lorenzo was at hand, to refill the various mouth-watering dishes. There was pulao, sorpotel, caldin, chicken curry, bhel-puri, buns etc. The crowd really enjoyed the fare. After lunch, the lively D. J. made beautiful music. The young and the old, got on the dance floor and danced to their heart's content.

Around 3 p.m., tea was served with so many desserts, cake pastries, cookies and ice-cream. As people enjoyed the desserts, there was Bingo with very useful prizes. The Committee members — President Yeademin Fernandes, Debbie Albuquerque, Niel D'Souza and Sylvia Deo



PHOTO COURTESY OF BELLA COMELO

Parishioners celebrated the Feast of St. Francis Xavier at Our Lady of Good Counsel Church in San Leandro.

did a fantastic job of putting the event together. The dancing went on till 5 p.m. and all went home, thinking of St. Francis Xavier, without whom we would not have our faith.

Illuminate Your Chanukah Celebration

Get ready to spark joy and celebrate the Festival of Lights at Chabad of San Leandro's inaugural Chanukah Pop-Up Shop in San Leandro, taking place this Sunday, Dec. 22, from 2 to 5 p.m. at 1667 Halsey Ave. in San Leandro. Join an afternoon of unique gifts, treats, and all your holiday essentials. Whether you're on the hunt for the perfect menorah, delicious latkes, or festive decorations, we have something special for everyone. Free donuts and latkes at

the door. Bring your family and friends to enjoy the lively atmosphere, indulge in tasty treats, and create wonderful memories together. If you need more time to explore, additional shopping hours are available upon request. Celebrate Chanukah and make this festive season truly memorable. We look forward to seeing you there. For any questions or if you would like a different time, email chabadandleandro@gmail.com or call 510-736-3211.

Correction

The story about community volunteers being recognized, ("Council Honors Community Volunteers, Dec. 12, 2024), incorrectly identified Ms. Rosa Velasquez's contribution to Liberando Nuestras Voces. She is a parent liaison.

You're invited!

Our Christmas Eve services are on December 24th at 5:00 and 9:00 PM

All are welcome!

Faith Lutheran Church of Castro Valley
20080 Redwood Road
Castro Valley, CA 94546
www.flccv.org

Bay-O-Vista

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December free when you pay Initiation fee and first month dues.

FREE MONTH
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*Previous members of 12 months or less are not eligible for this promo. Not to be combined with any other offers.

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Community Calendar

Merry & Bright Holiday Party

Join the City of San Leandro Human Services Department for some holiday cheer and fun at the Merry & Bright Holiday Party on Thursday, Dec. 19, from 2 to 4 p.m. at the San Leandro Senior Community Center, 13909 East 14th St. Enjoy friends, refreshments, a craft, raffles and music from the Ukulele Jam. \$8 for residents, \$10 for non-residents. Use course #24512 to register online at sanleandrorec.org or call 510-577-3462.

Sign Up for Davis Street Holiday Basket Giveaway

Davis Street will hold its Annual Holiday Food and Toy Basket Giveaway on Dec. 23. Registration for families, seniors, and singles in need is now underway. If you or someone you know is need – head over to www.davisstreet.org or call 510-347-4620 to see if you qualify. In-person sign-up hours are Monday, Tuesday, Thursday, and Friday from 10 a.m. to 3 p.m. and Wednesday from noon to 6 p.m.

Homework Center At the Manor Branch Library

Need help with your homework? Come to the Manor Branch Library, 1241 Manor Blvd., for after-school homework help on Tuesdays and Thursdays from 3:30 to 5 p.m. This is for students in grades 1 through 5. Registration needed at bit.ly/4fD096R or call 510-577-7971.

Resolve to Lose Weight By Joining TOPS

Resolve to lose weight in 2025. Join TOPS (Take Off Pounds Sensibly) for the support you need to start your weight loss journey. TOPS is a non-profit weight loss support group that meets on Fridays at 9:30 a.m. at the United Methodist Church, 19806 Wisteria Street in Castro Valley. For more information, call Sandy Montero at 510-299-7312. Join for fellowship and support. What do you have to lose?

American Legion Post 117 Sunday Breakfast On Hold Until January

The American Legion Post 117 of San Leandro monthly Fourth Sunday Breakfast will take a pause during November and December. The next breakfast will be on Sunday, Jan. 26.

Meditation Mondays

Relax at a free drop-in relaxation practice on the first Monday of the month, starting on Monday, Jan. 6, from 6 to 7 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Calm your stress with meditation, gentle stretching, breath work, and poetry. For age 18 and older. Call 510-577-3971 to reserve a spot of just drop in. (Future Meditation Mondays will be on Feb. 3 and March 3.)

January Silver Screen

Seniors are invited to enjoy Jumanji (1995, PG) on Thursday, Jan. 9, at 1:30 p.m. in the Thunderbolt Room at the Marina Community Center, 15301 Wicks Blvd., San Leandro. Hosted by the City of San Leandro Human Services Department's Senior Services. Tickets are \$2, and no registration is needed. Popcorn is included.

Oakland Aviation Museum

Oakland Aviation Museum, 8252, Earhardt Road in Oakland, is open Wednesday through Sunday from 10 a.m. to 4 p.m. View many famous aircraft, including the A-3 Skywarrior, A-4 Skyhawk, A-6 Intruder, MiG-15, Harrier Jump Jet, Cessna O-2, and the P-51 Mustang. Admission prices are: adults \$18, seniors \$15, teens/military \$13, kids 5 to 12 \$10, no charge for kids under 4.

Calendar Submissions

The Community Calendar is for publicizing nonprofit organizations, charities and community groups. Items can be emailed to jimk@ebpublishing.com or call 510-614-1557.



Manor Pickleball Group Holds Toy Drive

By Norbert Castro
Special to the Times

The Washington Manor Pickleball group celebrated the holiday season last week with a Christmas potluck, marking more than a year since the opening of the Pickleball courts that have become a centerpiece for the community.

The event brought together dozens of members and featured a toy drive benefiting the Davis Street Community Center. The toys were received by Davis Street CEO Daniel Johnson and Basic Needs Manager Emil Aawad, who will oversee their distribution to local families in need.

The Washington Manor Pickleball group has more than 85 members on its Facebook page. The group has grown significantly since the courts were inaugurated in September of 2023, drawing players of all ages and skill



PHOTO COURTESY WASHINGTON MANOR PICKLEBALL GROUP

The Washington Manor Pickleball group welcomed Mayor Juan Gonzalez.

levels and fostering a tight-knit, supportive community.

San Leandro Mayor Juan Gonzalez III joined the festivities, recognizing the group's impact on the community.

The group said the city of San Leandro provided them with a wonderful home for

Pickleball, and this is a small way to express their gratitude and share some holiday joy.

Daniel Johnson of Davis Street said the toys will make a meaningful difference for many families.

The Washington Manor group plans to continue its

community-focused efforts in the future while maintaining the courts as a space for recreation, camaraderie, and giving back. For now, their Christmas celebration stands as a testament to the power of sports in uniting people and supporting the community.

Play Winter Reading BINGO with the SL Library

The San Leandro Public Library invites all ages to play Winter Reading BINGO.

Pick up a game card at any San Leandro Library branch or participate online with Beanstack, the Library's online reading program application. Complete a row of squares in any direction to earn a drawing ticket for grand prizes.

For Kids and Youth Ages 0-17: Complete the whole game card (or badges on Beanstack) by January 7 to earn a free scoop of ice cream, generously provided by our friends at Loard's.

Grand prizes include Dual Membership for Oak-

land Museum of California (OCMA), four tickets to the MADE Video Game Museum, 4 tickets to a 2025 San Jose Earthquakes regular season home match, a \$30 Nike gift card, one month of lessons (including a uniform) from Pallens Martial Arts or a 1-year family membership to the Exploratorium.

For Adults ages 18 and over, complete 5 squares in a row of the game card to get an exclusive 2025 calendar featuring our library mascot, RooRoo, and a chance to win a Kindle Paper.

"Shorter days and colder temperatures make December a great time to cozy up with

a new book or an old favorite. We encourage readers of all ages to join the library's free and easy winter reading game," says Library Director

Brian Simons.

All ages are encouraged to participate. Learn more at sanleandro.org/winterreading or call 510-577-3971 for details.

Tickets on Sale for Holiday Classic, *The Jewelry Box*

Award-winning playwright and actor Brian Copeland's family-friendly holiday show *The Jewelry Box* will return for one special performance at the San Leandro Main Library, 300 Estudillo Ave., on

Thursday, Dec. 19, at 7 p.m. Tickets are \$40 cash at the door general admission and \$20 for those under 15. The show is recommended for ages 12 and up. The show runs approximately one hour.

Spiritual, but not religious?

Watch 11:11am Live-stream at unitysanleandro.org or on Facebook Live

- We emphasize spirituality more than religion.
- We believe there are many paths to God.
- We show you how to transform your life through practical spiritual principles.
- Everyone is welcome.

SUNDAY 11:11 A.M.

We are now livestreaming and meeting in person at **Unity Church of San Leandro**
20121 Santa Maria Ave, Castro Valley, CA 94546

This Day in History, Dec. 19

1732 - Benjamin Franklin began publishing "Poor Richard's Almanac."

1777 - General George Washington led his army of about 11,000 men to Valley Forge to camp for the winter.

1843 - Charles Dickens' "A Christmas Carol" was first

published in England.

1903 - The Williamsburg Bridge opened in New York City. It opened as the largest suspension bridge on Earth and remained the largest until 1924. It was also the first major suspension bridge to use steel towers.



For the next couple of weeks, the kitchen is going to be a favorite gathering spot for the family, drawn there by the unmistakable scent of cinnamon, ginger, nutmeg, cloves, mace...all of the spices that we associate with the holidays.

No British Christmas is complete without a Christmas Pudding. Make it a few days ahead and store in a cool place.

ENGLISH CHRISTMAS PUDDING

Fruit mixture (to be made 4

days ahead):

- 1 pound seedless raisins
- 1 pound sultana raisins
- 1/2 pound currants
- 1 cup thinly sliced citron
- 1 cup chopped candied peel
- 1 teaspoon cinnamon
- 1/2 teaspoon mace
- 1/2 teaspoon nutmeg
- 1/4 teaspoon ground cloves
- 1/4 teaspoon allspice
- 1/4 teaspoon freshly ground black pepper

- 1 pound finely chopped suet (available at meatmarket)
- 1-1/4 cups cognac

- Put the pudding in buttered bowls or tins, filling them about 2/3 full. Cover with foil and tie it firmly. Steam for 6-7 hours. Uncover and place in a 250°F oven for 30 minutes. Add a dash of cognac to each pudding, cover with foil and keep in a cool place.
- Blend the fruits, citron, peel, spices and suet and place in a bowl or jar. Add 1/4 cup cognac, cover tightly and refrigerate for 4 days, adding 1/4 cup cognac each day.
- Soak the bread crumbs in milk and sherry or port. Combine the well-beaten eggs and sugar. Blend with the fruit mixture. Add salt and mix thoroughly.
- Put the pudding in buttered bowls or tins, filling them about 2/3 full. Cover with foil and tie it firmly. Steam for 6-7 hours. Uncover and place in a 250°F oven for 30 minutes. Add a dash of cognac to each pudding, cover with foil and keep in a cool place.
- Pastry for double-crust pie
1/3 to 1/2 cup sugar
1/4 cup all-purpose flour
1/2 teaspoon cinnamon
1/2 teaspoon nutmeg
1/8 teaspoon salt
8 cups thinly sliced peeled tart apples (8 medium)
2 tablespoons butter

To use, steam again for 2-3 hours and unmold. Sprinkle with sugar; add heated cognac. Ignite and bring to the table. Serves with brandy sauce or custard. Serves 12.

CLASSIC APPLE PIE

- Pastry for double-crust pie
1/3 to 1/2 cup sugar
1/4 cup all-purpose flour
1/2 teaspoon cinnamon
1/2 teaspoon nutmeg
1/8 teaspoon salt
8 cups thinly sliced peeled tart apples (8 medium)
2 tablespoons butter

Heat oven to 425°F. With floured rolling pin, roll one pastry round into round 2 inches larger than upside-down 9-inch glass pie plate. Fold pastry into fourths; place in pie plate. Unfold and ease into plate, pressing firmly against bottom and side.

In large bowl, mix sugar, 1/4 cup flour, the cinnamon, nutmeg and 1/8 teaspoon salt. Stir in apples until well mixed. Spoon into pastry-lined pie plate. Cut butter into small pieces; sprinkle over filling. Trim overhanging edge of pastry 1/2 inch from rim of plate.

Roll other round of pastry into 10-inch round. Fold into fourths and cut slits so steam can escape. Unfold top pastry over filling; trim overhanging edge 1 inch from rim of plate. Fold and roll top edge under lower edge, pressing on rim to seal; flute as desired. Cover edge with 2- to 3-inch strip of foil to prevent excessive browning.

Bake 40 to 50 minutes or until crust is brown and juice begins to bubble through slits in crust, removing foil for last 15 minutes of baking. Serve warm.

APPLESAUCE FRUITCAKE

- 2 cups brown sugar
- 3/4 cup shortening
- 2 cups applesauce
- 2 cups raisins
- 2 cups fruit cocktail mix
- 1 egg
- 1 tablespoon cocoa powder
- 3 cups flour
- 1 teaspoon salt
- 1 teaspoon cinnamon
- 2 teaspoons baking soda
- 1 cup chopped walnuts

Cream together sugar and shortening. Mix in applesauce, raisins and fruit, then add egg. Mix together cocoa, flour, salt, cinnamon and soda and add to applesauce mixture. Add walnuts. Bake in greased and floured tube pan at 350°F for 1-1/2 to 2 hours or until toothpick inserted in center comes

out clean.

PECAN PIE

- 1/2 cup sugar
- 3 tablespoons all-purpose flour
- 1 cup light corn syrup
- 1 cup dark corn syrup
- 3 eggs
- 1 teaspoon white vinegar
- 1/2 teaspoon vanilla extract
- 1 cup chopped pecans
- Pastry for single-crust 9-inch pie

In a large bowl, whisk the sugar, flour, corn syrups, eggs, vinegar and vanilla until smooth. Stir in pecans. Pour into pastry shell. Cover edges with foil.

Bake at 350°F for 35 minutes. Remove foil; bake 25-30 minutes longer or until a knife inserted near the center comes out clean. Cool on a wire rack. Serves 8. Refrigerate leftover pie.

PUMPKIN GINGERBREAD

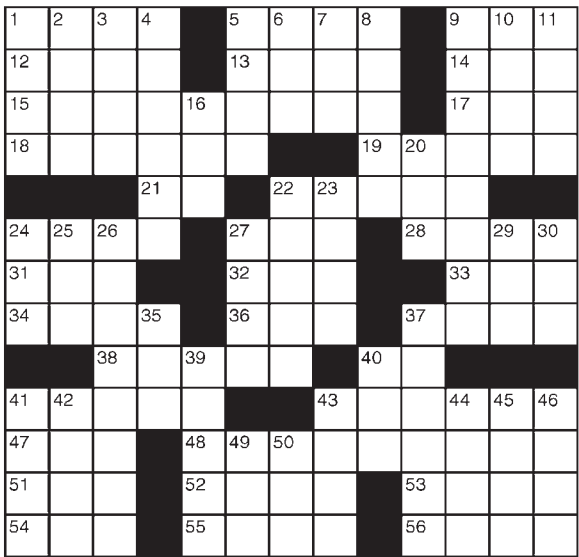
- 1/2 cup packed brown sugar
- 1/4 cup balanced margarine, softened
- 2 tablespoons sugar
- 1-1/2 teaspoon finely shredded orange peel
- 3 egg whites
- 1 cup canned pumpkin
- 1/4 cup light corn syrup
- 2 tablespoons molasses
- 1-1/4 cups sifted cake flour
- 1 teaspoon baking soda
- 1/2 teaspoon baking powder
- 1/2 teaspoon cinnamon
- 1/2 teaspoon ground ginger
- 1/4 teaspoon salt
- 1 tablespoon powdered sugar

In a large mixing bowl, combine brown sugar, margarine, granulated sugar and orange peel; beat with an electric mixer on high speed until smooth. Add egg whites, one at a time, beating about 1 minute after each addition. Add pumpkin, corn syrup and molasses; beat on medium speed until smooth.

In a small mixing bowl, stir together sifted cake flour, baking soda, baking powder, cinnamon, ginger and salt. Gradually beat the flour mixture into sugar mixture, beating until smooth. Pour the batter into a greased 8-by-8-by-2-inch baking pan.

Bake at 350°F about 30 minutes or until the cake pulls slightly away from sides of pan and a toothpick inserted in the center comes out clean. Do not overbake. Transfer pan to wire rack and cook about 15 minutes until warm. Dust with powdered sugar. Serve warm or cool, cut into squares. Makes 9 servings.

THE TIMES CROSSWORD



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On Sale in December!

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182 Pelton Center
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Castro Valley
3446 Village Dr.
(510) 581-0220

HOROSCOPE by Salomé

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ARIES (March 21 to April 19): Don't be sheepish about asking more questions before making a major decision at your workplace. Meanwhile, your personal relationships continue to improve.



TAURUS (April 20 - May 20): You might be rushed into renewing an old, cold relationship. But do you really want a reheated romance when there's a chance to warm up with someone new?



GEMINI (May 21 to June 20): Someone tells you something that could lead you to rethink your plans for the holidays. Get the full story before you make a decision.



CANCER (June 21 - July 22): A financial matter that had you in a dither is finally being sorted out as more facts become available. A perplexing personal matter also clears up.



LEO (July 23 - August 22): You face a slew of new tasks at home and work. So, as much as you love being a social Lion, be careful not to overdo it at those preholiday parties.



VIRGO (August 23 - Sept. 22): Unexpected news could cause some minor adjustments in your holiday planning. Defer a decision about a financial matter until you have more facts.



LIBRA (Sept. 23 - October 22): A project might not be bringing you the results you'd hoped it would by now. But stay with it -- things will soon begin to turn around.



SCORPIO (October 23 - November 21): A budding personal relationship continues to develop. Things also improve in your career, although some problems still need close attention.



SAGITTARIUS (Nov. 22 - Dec. 21): Mercury is finally stationing direct in your sign after a few weeks in retrograde. This will give you motivation to take care of any outstanding tasks before the holidays.



CAPRICORN (Dec. 22 - Jan. 19): Allowing a misunderstanding to go unchallenged could jeopardize the plans you've made for the upcoming holidays. Clear the air now.



AQUARIUS (Jan. 20 - Feb. 18): While you should be open to suggestions on how to plan for the holidays, you should also be firm in saying "no" to anything you disagree with.



PISCES (Feb. 19 - March 20): Get out from under all those holiday preparations and immerse yourself in a world of music. You'll soon feel refreshed, revived -- maybe even reborn!

SENIORS

Include Flexibility in Your Trust to Handle Change

By Gene L. Osofsky, Esq.
San Leandro Times

Q. My husband and I are concerned about how to keep our trust up to date in light of changing tax law and changing family circumstances. What if we are too ill to make changes ourselves when needed? Any thoughts on how we can handle these concerns?

A. Yes. With the ever-changing tax landscape, and changes over time in family circumstances, keeping your trust up to date can be challenging. Here are some techniques to incorporate into your estate plan to help deal with change, even where you are unable to do so yourself:

1.) Use a Power Of Attorney: delegate authority to a trusted agent to amend your trust as tax laws and family circumstances warrant. Your agent would typically act only if you were unable to do so yourself. To be valid, this power must be expressly stated in a Durable Power Of Attorney (“DPOA”) and reciprocal provisions must also be in your trust. Unfortunately, this dual requirement is too often overlooked, resulting in an ineffective delegation of authority.

2) Use a Trust Protector: an emerging mechanism involves naming a Trust Protector (“TP”) in your trust in order to update your trust as need requires. The TP would be independent of your trustee, who would handle normal trust administration.

By contrast, the TP would act like a “super trustee”: he or she would have the power to replace the trustee, modify administrative provisions and even change the ultimate disposition of trust assets in order to meet your stated objectives. Unlike the trustee, who would have a fiduciary duty to act according to the existing provisions of the trust, the TP could modify or override those provisions to comply with changing law and your expressed intent.

The TP must be someone who is not a beneficiary under your estate plan, but in whom you have a high degree of trust. Unlike the agent acting under a DPOA,

the TP could even make some changes to your trust after your death if necessary to meet your stated goals, e.g. tax avoidance.

3) Include Disclaimer Provisions: a disclaimer is the right to decline a bequest, so that it goes to the next person in line, typically one’s children. Disclaimers can be very effective in postmortem tax planning, especially as a technique to remove future appreciation from one’s taxable estate.

Example: assume that a married couple has a combined community property estate valued at just under the current Federal Estate Tax Exemption amount (\$13.61 Million/each for persons dying in 2024), but which is likely to revert to a much lower number after year 2025, when the current exemption ‘sunsets’).

Upon husband’s death, assume their estate plan directs that all goes to wife as the surviving spouse. If she reasonably anticipates future appreciation, it is likely that – upon her later demise – the value of her estate will then be above the amount that can escape estate tax. If, however, upon her husband’s death she makes a timely disclaimer of a portion of her “inheritance,” so that a portion “skips” her and goes immediately to their children, the appreciation attributable to the disclaimed assets will then be owned by their children and will escape estate tax at the wife’s later death.

In larger estates, this technique can potentially save a significant amount of tax upon the surviving spouse’s later demise. For more modest estates, since the disclaimed assets “skip over” the surviving spouse and pass directly to the children or other designated successor beneficiaries, it can save the time and expense of a second trust administration upon the surviving spouse’s death. Its use can also accelerate the children’s inheritance.

4.) Permit Decanting: Decanting is a term borrowed from wine vint-



Gene Osofsky

ners, and in the trust world it refers to modifying an existing trust to get rid of unwanted provisions (i.e., “sediment,” for vintners), by “pouring” the good provisions into a new trust that is free of the unwanted provisions. In 2019, California became one of a growing number of states to adopt the Uniform Trust Decanting Act, which now allows a trustee to make changes to a trust without initiating a judicial proceeding, upon notice to, and usually with the consent of, the trust beneficiaries.

Decanting can be implemented so long as the trust does not expressly prohibit this technique. Changes via decanting can even be made, in many cases, after the death of the original creator(s) of the trust. Here are some examples

see *CHANGE*, page 12

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By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



The Grinch That Stole California Homebuyer's Christmas Wishes

By Carl Medford, CRS
Special to the Times

It is no secret that California is facing a housing crisis. Not only are there not enough homes to meet demand, even if there were, at the current prices, a significant percentage of buyers cannot afford to purchase one. In a single word, the issue is “affordability.”

Affordability is determined by a number of issues including average home prices, mortgage

rates, available inventory, economic conditions, initial investment required (including downpayments, closing costs and homeowner's insurance) and local competition.

Insta Mortgage states, “The median home price in California reached \$868,150 for September 2024 (data compiled by the California Association of Realtors – CAR.) That's a 2.9% increase, year to year, from September 2023, when the median home price in

the state was \$843,340. The housing market saw 253,010 existing home sales, which represents a 5.1% increase year-over-year (YTY) and a 0.9% increase year-to-date (YTD).”

To afford a median-priced home in California, at the current interest rates, an annual income of approximately \$221,200 is required. This means that statewide, only 15-16% of homebuyer wannabes actually qualify. Unfortunately, local prices are even higher, with the median price in Alameda County for single family homes at the end of November, 2024 coming in at \$1,276,000.*

To put things in perspective, the National Association of Homebuilders (NAHB) released a report in May, 2024, which stated, “NAHB has updated its housing affordability graph for 2024, and the latest data show that 66.6 million households, 49% out of a total of 134.9 million, are unable to afford a \$250,000 home.”



Grow
your own
Christmas
tree

Source: modernfarmer.com

A “Christmas tree” seedling should be planted outdoors in a moderately cool season such as early fall or late spring. Dig a hole the same size as the seedling's container; gently loosen the roots if the soil is impacted, then place the seedling and soil in the hole. Gently fill in and pat down where needed. Water it weekly in its first year; after that, only water the tree during dry months or during a drought. After the first two to three years you can start to prune and shear it. Harvest time will depend on what tree you've decided to grow, but it's best to cut it down in late fall when it is full of moisture.

This ensures your tree stays as green as possible during the holidays. – Brenda Weaver

RECENT HOME SALES

Castro Valley

21117 Gary Drive #112 94546: \$649,000 [3 BD - 1,288 SF - 1981
2222 Lobert Street 94546: \$793,000 [2 BD - 886 SF - 1948
18403 Plymouth Drive 94546: \$860,000 [3 BD - 1,000 SF - 1951
3908 Forest Circle 94546: \$935,000 [3 BD - 1,551 SF - 2010
23170 Canyon Terrace Drive 94552: \$949,000 [2 BD - 1,463 SF - 1996
21651 Gail Drive 94546: \$1,170,000 [3 BD - 1,681 SF - 1960
2542 La Don Court 94546: \$1,200,000 [3 BD - 1,755 SF - 1958
20004 Shadow Creek Circle 94552: \$1,350,000 [4 BD - 1,820 SF - 1998

TOTAL SALES: 8
LOWEST AMOUNT: \$649,000 **MEDIAN AMOUNT:** \$942,000
HIGHEST AMOUNT: \$1,350,000 **AVERAGE AMOUNT:** \$988,250

SAN LEANDRO

650 Fargo Avenue #10 94579: \$615,000 [3 BD - 1,136 SF - 1965
16794 Ehle Street 94578: \$618,000 [2 BD - 793 SF - 1943
2378 Fairway Drive 94577: \$675,000 [3 BD - 1,296 SF - 1972
263 Leo Avenue 94577: \$705,000 [2 BD - 1,341 SF - 1928
154 Pontiac Street 94577: \$765,000 [2 BD - 1,060 SF - 1940
978 Burkhardt Avenue 94579: \$785,000 [2 BD - 1,183 SF - 1951
934 Portola Drive 94578: \$790,000 [3 BD - 1,115 SF - 1955
1980 Vining Drive 94579: \$868,000 [3 BD - 1,100 SF - 1958
454 Dolores Avenue 94577: \$875,000 [2 BD - 1,680 SF - 1940
824 Emerald Avenue 94577: \$890,000 [3 BD - 1,616 SF - 1947
500 Harlan Street 94577: \$896,500 [4 BD - 1,456 SF - 1946
249 Leo Avenue 94577: \$900,000 [3 BD - 1,409 SF - 1930
300 Harlan Street 94577: \$910,000 [4 BD - 1,598 SF - 1926
2379 Harborview Drive 94577: \$1,450,000 [3 BD - 2,140 SF - 1961

TOTAL SALES: 14
LOWEST AMOUNT: \$615,000 **MEDIAN AMOUNT:** \$829,000
HIGHEST AMOUNT: \$1,450,000 **AVERAGE AMOUNT:** \$838,750

SAN LORENZO

235 Albion Avenue 94580: \$604,500 [2 BD - 836 SF - 1954
15570 Vassar Avenue 94580: \$660,000 [3 BD - 1,014 SF - 1950
17392 Via San Ardo 94580: \$790,000 [3 BD - 1,551 SF - 1951
17465 Via Arroyo 94580: \$810,000 [4 BD - 1,024 SF - 1950
16185 Via Del Robles 94580: \$850,000 [3 BD - 1,078 SF - 1955
1926 Lomita Drive 94580: \$1,005,000 [4 BD - 2,498 SF - 1993

TOTAL SALES: 6
LOWEST AMOUNT: \$604,500 **MEDIAN AMOUNT:** \$800,000
HIGHEST AMOUNT: \$1,005,000 **AVERAGE AMOUNT:** \$786,583

HAYWARD

1280 Stanhope Lane #247 94545: \$410,000 [1 BD - 748 SF - 1989
685 Dartmore Lane #367 94544: \$540,000 [2 BD - 878 SF - 1988
27372 Marigold Court 94545: \$680,000 [3 BD - 1,254 SF - 1971
21913 Rockford Road 94541: \$680,000 [2 BD - 1,477 SF - 1954
592 Willow Avenue 94541: \$720,000 [3 BD - 1,650 SF - 1925
25455 Charles Avenue 94544: \$739,000 [3 BD - 1,215 SF - 1950
2210 East Avenue 94541: \$760,000 [3 BD - 1,111 SF - 1955



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*Data from TrendGraphix

Carl Medford is a licensed Realtor with Keller Williams Realty and a licensed general contractor. This article is sponsored by the Central County Marketing Association.

Water Bromeliad's Well; Winter Vegetables

By Buzz Bertolero
The Dirt Gardener

Q I received a wonderful large-leaf pink-flowering bromeliad. I've never had one before so I need some care tips. Also, how is it watered?

A You are the proud owner of an Aechmea fasciata. This stately plant has broad, silver-green leaves that are very stiff with some short spines. The flower spike is in the center of the leaf whorl, sometimes referred to as a well or tank.

Aechmea fasciata is one of the most popular flowering bromeliad used as a houseplant today. Much like orchids, the bloom can last several months.

They have a wide range of light tolerances. In the winter, a south-facing window is ideal, while lots of indirect sunlight is recommended for the balance of the year.

Exposure to direct sunlight for an extended period of time can cause damage to the leaves. In addition, they have few needs and very few pest problems.

Aechmea and other similar bromeliads are epiphytes in the tropical rain forests. Epiphyte means that they grow on the exterior of other plants; however, they're not a parasite. They only use the tree for support as the roots have little ability to absorb nutrients and water. Nutrients and water are absorbed by the well formed in the center of the leaves.

This well is relatively water-tight and it's recommended to keep some water in it at all times.



The popular Aechmea fasciata bromeliad only blossoms once in its life cycle.

It's also recommended to change the water frequently by dumping it out and replacing it with clean water to prevent odor and bacteria.

It is okay to water the media in which the plants are potted but only occasionally; otherwise, the main stem may rot.

After the flower turns brown, cut the flower spike off with a pair of shears or scissors.

Bromeliad are fertilized after flowering. You'll want to use a water-soluble fertilizer and never place the fertilizer in the well. Instead, fertilize around the base of the plant.

A bromeliad grows by adding new leaves to the center of the plant. Eventually, the center becomes crowded and new leaves will no longer have room to form.

At this point, the bromeliad will focus its energy on producing pups, also known as offsets. At this

point, you may wish to discard the plant.

The main plant only flowers once in its life cycle and then dies. Repotting the pups is the only way to continue its legacy.

Q Can you recommend any vegetables that will grow in the winter shade? We're stuck with a new garden that all of a sudden has lost all the wonderful sun it had all summer.

A I'd plant cabbage, cauliflower, broccoli, lettuce, spinach and chard. Also, try beets, carrots, onions, oriental vegetables and parsley. But I wouldn't be thinking of planting until mid January or the first of February.

Exposure, that is sun or shade, is not a consideration until April when the temperature is above

75°F.

Buzz Bertolero is Executive Vice President of Navlet's Garden Centers and a California Certified Nursery Professional. Send questions by email to dirtgarden@aol.com or to 360 Civic Drive, Ste. "D," Pleasant Hill, CA 94523, and on Facebook at Facebook.com/Buzz-Bertolero.

WEEKEND GARDENER

Prune

If you missed the first dormant spray period in late November, do it now! It's better to spray late than not at all.

Vegetables

Keep those flowering gift plants, like poinsettias, in a cool spot with bright, indirect sunlight. It's important that they do not sit in water, so peel away the decorative foil from the bottom of the pot and set the pot in a saucer.

Flowers

Look for specials on Dutch bulbs, such as daffodils, hyacinths and tulips at your local garden center. When you buy, choose those that are still firm and plant them as soon as possible. (Tulips will benefit from chilling in your refrigerator for six weeks prior to planting.)

Dividing plants

Although sunlight and warmth are at their ebb right now, some seeds will germinate. Sow chard, kale, romaine lettuce, onions, peas, radishes and spinach, but expect the plants to grow very slowly.

The Proper Care for a Live Christmas Tree

Decorating a living Christmas tree not only perks up the season but provides a tree for your yard if you have the space.

That planted tree not only can add esthetic value to your landscape, it can also keep soil from eroding and buffer a house from winter winds and summer sun. But you'll need to do more than shake the tinsel off the branches and stick it in the soil.

For the best choice of tree, you might want to check the Sunset Western Garden Book for details on how fast—and how big—a tree gets. Some that are suited to Bay Area climates, include Monterey pine, Sequoia redwood, the slow-growing Italian stone pine and the deodar cedar.

Gradually introduce your living tree from outside to inside over three or four days by putting it in the garage or an enclosed porch.

At a nursery or garden supply store, purchase a spray with an antidessicant or antiwilt product to minimize needle loss and reduce loss of

moisture once inside the home.

Locate the tree in the coolest part of the room, away from heating ducts.



The tree should not remain in the house for longer than seven to 10 days. Water the tree as often as necessary to moisten the roots. Slowly trickle about two quarts of cold water around the trunk every three to four days for trees 4 feet or taller. But don't let the soil become soggy and never add nutrients or fer-

tilizers as that could initiate growth which shouldn't occur in a dormant tree.

Decorate the tree with mini-lights and small ornaments, but don't use any flocking or other decorative spray.

When it's time to remove the decorations and plant the tree outdoors, choose a spot away from buildings and other trees. (Pines grow to 50 feet and redwoods two or three times that height.)

Dig the hole three times the width of the root ball, but less than a foot deep. The hole should not be deeper than the rootball.

Make four shallow cuts on the rootball with a sharp knife, place the tree in the hole and spread out the cut roots.

As you fill in the soil, keep the crown (where roots and stem meet) one to two inches above the soil line. Add soil until the hole is two-third full, tamping the soil gently.

Water around the roots, then fill the hole completely and tamp the soil again. Be sure the crown remains above the soil line or the tree will die.

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LEGAL NOTICES

Please JOSE AVILA be advised and put on notice that a small claims lawsuit in the amount of \$3,099.84 for move out charges has been filed on March 1st, 2024 in the county of Alameda against Jose Avila for his contract of renting at the premises of 1570 164th Ave. apartment number 56 by the Plaintiff, San Leandro Shamor LLC, with the defendant being Jose Avila case number 24SC66032. This notice is to serve as publication of service as per the order granted and dated October 21, 2024 to run in this newspaper for four consecutive weeks. Contact plaintiff at Shamor Office located at 1570 164th Ave San Leandro, CA 94578, 510-278-1889 Shamorapartments@jleproperties.com
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LEGAL NOTICES

FILED November 18, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 610676
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
1 TJ Taylor, 2 Late Bloomers located at 749 Cary Dr., San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Jane Taylor, located at 749 Cary Dr., San Leandro, CA 94577. This business is conducted by An Individual. This business commenced N/A
/s/Jane Angelina Taylor
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires November 17, 2029
DEC 12, 19, 26, JAN 2, 2025
1900 - SLT

LEGAL NOTICES

FILED October 30, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 610357
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
Juls Schoolhouse, located at 2894 D Street Hayward, CA 94541 Alameda County, is hereby registered by the following owner(s): Julie Kikon 22894 D Street Hayward, CA 94541. This business is conducted by An Individual. This business commenced 10/30/2024
/s/Julie Kikon
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires October 29, 2029
DEC 12, 19, 26, JAN 2, 2025
1892 - SLT

LEGAL NOTICES

FILED November 13, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 610610
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
Jack London Debris Removal located at 2399 E. 14th Street, 106, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Evan Smith, located at 2399 E. 14th Street, 106, San Leandro, CA 94577. This business is conducted by An Individual. This business commenced N/A
/s/Evan Smith
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires November 12, 2029
DEC 12, 19, 26, JAN 2, 2025

LEGAL NOTICES

FILED November 20, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 610739
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
CloudBerry, located at 25899 Dollar Street Hayward, CA 94544. Alameda County, is hereby registered by the following owner(s): Zainaya LLC, located at 25899 Dollar Street Hayward, CA 94544. This business is conducted by a Limited Liability Company. This business commenced N/A
/s/Shadab Ahmed AftabSiddiqui This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires November 19, 2029
DEC 05, 12, 19, 26, 2024

LEGAL NOTICE

NOTICE OF PETITION TO ADMINISTER ESTATE OF
Dennis Paul Autin, Jr.
Case Number: 24PR100687
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Dennis Paul Autin, Jr.**
A Petition for Probate has been filed by **Alaina Maria Gatchell** in the Superior Court of California, County of Alameda. The Petition for Probate requests that **Alaina Maria Gatchell** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
The PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **January 8, 2025, 9:45 a.m., Dept. 201, at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704.**
IF YOU OBJECT to the granting of the petition you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) **four months** from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code or (2) **60 days** from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. **Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.**
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner: Alaina Maria Gatchell also known as Alaina M Gatchell
3243 James Anthony Drive, Tracy, California 95377 +1 209 814 2402
LEGAL 1900 - 24PR100687 12/19/24, 121/26/24, 01/02/25

LEGAL NOTICES

FILED October 30, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 610372
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
Christ-Centered Life Recovery Coaching, located at 10970 International Blvd., Suite 206 Oakland, CA 94603. Alameda County, is hereby registered by the following owner(s): Nokia Rembert, located at 10970 International Blvd., Suite 206 Oakland, CA 94603. This business is conducted by An Individual Limited Liability Company. This business commenced 10/30/24
/s/Nokia Rembert
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires October 29, 2029
DEC 05, 12, 19, 26, 2024
1890 - SLT

LEGAL NOTICES

FILED November 19, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 610716
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
Discountland, located at 1369 MacArthur Blvd. San Leandro, CA 94577. Alameda County, is hereby registered by the following owner(s): Wilver Matias, located at 1369 MacArthur Blvd. San Leandro, CA 94577. / Maricruz Cuevas, located at 1369 MacArthur Blvd. This business is conducted by Married Couple. This business commenced 11/19/24
/s/Wilver Matias
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires November 18, 2029
DEC 05, 12, 19, 26, 2024
1886 - SLT

LEGAL 1900 - 24PR100687 12/19/24, 121/26/24, 01/02/25

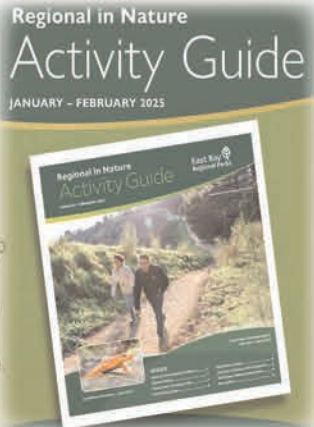
LEGAL NOTICES

FILED November 20, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 610720
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
Small Circle Judo Jujitsu, located at 1029 Mac Arthur Blvd, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): David Quinonez, located at 301 Harding Place San Ramon, CA 94583. This business is conducted by An Individual. This business commenced November 14, 2024
/s/David Quinonez
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires November 19, 2029
DEC 11, 18, 25, JAN 1, 2025
1898 - CVF

LEGAL NOTICES

FILED December 12, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 611038
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
East Bay Child Development Center located at 14207 East 14th Street, 106, San Leandro, CA 94578 Alameda County, is hereby registered by the following owner(s): Pediatric Language Therapy Associates PC, located at 14207 East 14th Street, 106, San Leandro, CA 94578. This business is conducted by a Corporation. This business commenced 12/05/2024
/s/Claire Ibrahim This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires November 12, 2029
DEC 12, 19, 26, JAN 2, 2025
1903 - SLT

This issue of the San Leandro Times contains the East Bay Regional Park District January - February 2025 Activity Guide.



If your copy of the Times does not include the EBRP Activity Guide, call 510-614-1555 or stop by the Times office (2060 Washington Avenue, San Leandro, CA 94577) between 9:00 a.m. and 5:00 p.m. Monday through Friday to obtain one.

PLEASE RECYCLE

LEGAL NOTICES

FILED October 09, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 609822
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
That Love Coach, located at 14881 Wiley Street, San Leandro, CA 94579 Alameda County, is hereby registered by the following owner(s): Lauren, located at 14881 Wiley Street, San Leandro, CA 94579. This business is conducted by An Individual. This business commenced 10/01/2024
/s/Lauren Ballesteros
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires October 08, 2029
NOV 28, DEC 05, 12, 18, 2024
1814 - CVF

LEGAL NOTICES

FILED November 25, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By _____, Deputy
FILE NO. 610836
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es):
Wong's Garden Pavilion, located at 1610 Burkhart Avenue San Leandro, CA 94579 Alameda County, is hereby registered by the following owner(s): Kelly Sin, located at 1610 Burkhart Avenue San Leandro, CA 94579. This business is conducted by An Individual. This business commenced N/A
/s/Kelly Sin
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires November 24, 2029
DEC 05, 12, 19, 26, 2024
1885 - SLT

Supervisors Backtrack on Just Cause Eviction Ordinance

By Mike McGuire
San Leandro Times

Renters in unincorporated Alameda County are expected to receive mediation of landlord-tenant disputes, and tenants would have been protected against some evictions after the county Board of Supervisors took action at its November 12 meeting.

However, the board reversed itself on the eviction protection, called “just cause,” at its meeting Tuesday, Dec. 17.

The Board of Supervisors gave final approval on Nov. 12 to setting up a dispute resolution process for disputes between landlords and tenants that might have otherwise ended in eviction. The board gave its initial approval then on a 3-2 vote to a “Just Cause” ordinance that would further limit evictions beyond what state law allows.

The ordinance was based mainly on Community Development Agency (CDA) recommendations. In rental law, the term “just cause” requires landlords to have a reason to evict a tenant from a rental unit.

Ordinances must pass the supervisors twice to become law. The required “second reading” is usually after minor technical problems have been fixed, but it can also be used to reconsider the original vote.

On Tuesday, District 3 Supervisor Lena Tam switched her vote from yes to abstain to defeat the measure.

That a Just Cause bill seemed to have passed in November had come as a pleasant surprise to organizer Kristen Hackett of My Eden Voice (MEV). The community group spearheaded the fight on behalf of the tenants for several years.

Tam explained the change in her vote.

“Because of an urgent family medical matter, I was not able to attend the October 22, 2024 Board of Supervisors meeting when Supervisor Miley was proposing a number of changes,” Tam wrote. “At the November 12, 2024 meeting, the Board had put forth an ordinance that I had thought incorporated all of Supervisor Miley’s changes. Since then I became aware that there were a number of problems with the ordinance, and I have been working with county staff to make adjustments to the ordinance so that it can be implemented without confusion. That was the reason for my abstention on the second reading.

“I support enforcement of the existing just cause evictions laws (AB 1482 and SB 567). During the public hearing, we heard a number of concerns from tenants and put forth the following tenant protections:

- Extending the funding for the Central Legal to provide legal help to tenants (\$2.8M)
- Passed mandatory mediation to resolve issues for all types of housing, including single family homes.
- Established and funded the complaint driven home inspection program to address health and safety issues faced by tenants.”

“Mediation without just cause can be a lost cause,” Hackett said. “It might not prevent very many evictions, and evictions have been continuing.”

Landlord groups had argued that state protections, passed after a wave of evictions during the COVID-19 pandemic, were more than sufficient to guard against arbitrary loss of someone’s dwelling.



PHOTO BY SILIN HUANG

District 3 Alameda County Supervisor Lena Tam (at right, in purple and black) meets with members of the My Eden Voice community group in October at Frodo’s Coffee and Tea in San Lorenzo. They were seeking her support on the county Just Cause ordinance.

Supervisors Divided On the Vote

Supervisors Elisa Márquez from District 2, and District 5 Supervisor Keith Carson voted in favor of the original ordinance.

District 4 Supervisor Nate Miley and District 1 Supervisor and Board President David Haubert voted against it, and District 3 Supervisor Lena Tam abstained.

Miley had spearheaded efforts over several years to get both landlords and tenants to compromise on protections each side could live with.

“All the compromising was done by the tenants,” said Hackett. “With the changes Miley wants, we really don’t fill

the gaps left by the state tenant protections we already had.”

The county Just Cause ordinance would have extended protections to groups of tenants left out of the state laws, such as those renting a single-family home from a landlord who rents out five or more of those in the unincorporated areas, often a corporation rather than an individual or couple.

A no-fault eviction would have required extra notice if the household included a school-aged child, elderly person, disabled person, or low-income person.

Most of the reasons landlords often give for an eviction would have remained legal in

the ordinance: nonpayment of rent, damage to the property, creating a nuisance, or illegal activity, among others, where the tenant is at fault. A state law passed in 2023, SB 567, closed some loopholes in so-called no-fault evictions, where tenants are told to leave for other reasons. These include the property being taken off the rental market, the landlord or a relative moving in, major renovations or repairs, or a government agency declaring the dwelling uninhabitable.

Supervisor Miley said after the November vote that he supported tenant protections in the ordinance and wanted to add several items while toning

down one provision on tenant relocation.

Supervisor Miley’s chief of staff, Tona Henninger, said Miley had been suggesting further changes to the proposal at the November 12 meeting when Supervisor Elisa Márquez interjected that the board had been debating the protections for far too long and should vote on them immediately. They did, and the ordinance passed on its first reading, only to be reversed at its second reading on Tuesday.

Hackett said My Eden Voice would be meeting soon to discuss its next step in pushing for local tenant protections such as just cause.

Housing: Plan calls for housing around Bayfair and Ashland

continued from front page

Supervisors Nate Miley, whose District 4 covers the unincorporated areas of Castro Valley, Ashland, Cherryland and Fairview, joined District 1 Supervisor David Haubert in voting against the plan. They argued for a further 45 days of study by the area’s MACs and by the county’s planning department.

“As long as the state sees that we are working toward an appropriate housing element ... we wouldn’t face litigation,” Miley said.

Other supervisors saw little chance of major changes if the update was considered further. Supervisors Keith Carson (District 5) and Elisa Márquez (District 2) voted to approve the update, joined by Lena Tam in District 3, which includes San Leandro, Alameda, San Lorenzo and unincorporated Hayward.

The 4,711 units the county is hoping to add include 1,251 units for very low-income families, 721 for low-income, 763 units for moderate income,

and 1,976 for above-moderate income.

They cover 527 total sites throughout the unincorporated areas, with 44.5 percent located in the Eden Area, 32.9 percent in Castro Valley, and the remainder in Fairview and eastern Alameda County.

In the Eden Area, the county is hoping for an estimated 448 units in the current parking lot of Bayfair BART, along with an estimated 96 units at what’s now the county sheriff’s substation at Foothill Boulevard and 150th Avenue.

Another estimated 145 units are planned for Cherryland Place, at the corner of Mission Boulevard and Hampton Road. And 260 units are hoped for near First Presbyterian Church on Grove Way in Castro Valley, which already hosts some affordable housing.

The state housing requirement is up 166 percent from the 1,769 units required in 2015-2023, the previous time the housing element was updated. The county doesn’t have to build the units itself,

just remove any impediments to developers building that many.

A copy of the full hous-

ing element plan is available at www.acgov.org/cda/planning/housing-element/housing-element.

Appeal: Pine tree tower

continued from front page

said it was likely to be heard at the January 6, 2025 council meeting or at a meeting soon after that.

The Planning Commission had approved a proposal by an AT&T contractor to build the cell phone tower, disguised as

a tall pine tree, at 440 Peralta Ave., in the parking lot of San Leandro Electric Supply in the city’s North Area.

The plans were submitted by a contractor working along with AT&T, who had said there was a “dead area”

see APPEAL, page 11

Swim: 'Swimming keeps me happy and healthy and I get to travel'

continued from front page

were recorded, but no prizes were awarded.

"You're competing against yourself, in a way," Benjamin said.

Benjamin admitted younger swimmers sometimes had an advantage, but pointed to several events where the fastest heats came from people 65 or even a few years older.

One of the meet's most famed performers was Daniela Barnea, who just turned 80. She's a star of the World Senior Games and a member of its Hall of Fame, holding four world records for her age group.

"When you first go into a new age category, you're one of the youngest in it, and that

can help," Barnea said.

"What I couldn't do in my teen years I'm doing as a senior," Barnea said. She started swimming at age 12 in Israel, but couldn't swim competitively because that country's high schools don't have swimming pools.

"Water is taken very, very seriously in Israel," she explained.

Barnea came to the United States as an adult and worked at tutoring newly arrived kids who spoke German or Hebrew in the Palo Alto schools. The aim was to move them into the school's mainstream as soon as possible.

"Swimming keeps me happy and healthy, and I get to travel the world," said Barnea

who went to the world championships in Japan recently. "It helps mentally and physically."

Dr. Ed Blumenstock realized after joining the MEMO club that he had known coach Benjamin professionally long before he worked with her athletically. An ob-gyn, he had years earlier delivered her daughter Miriam — who went on to become an All-American swimmer at San Leandro High School, Class of 2014.

Blumenstock didn't swim competitively in his younger years, though he admitted to running triathlons. But he's swimming competitively now, at age 81. He swam the 100-yard freestyle at the meet.

He hasn't let his senior status slow him down too



PHOTOS BY MIKE MCGUIRE

Start of the Men's 50-yard freestyle at the Thrice Is Nice Masters Swimming Meet held at the San Leandro High School pool last Saturday.



Coach Marcia Benjamin with swimmer Ed Blumenstock at the Thrice Is Nice Masters Swimming Meet held at the San Leandro High School pool on Saturday, December 7.

much, nor did he stop swimming after he lost one leg six years ago.

"It's harder to keep level, but I do better in open water wearing a wetsuit or using a swimboard," Blumenstock said.

One swimmer at the meet even had an Oscar-nominated film made about her — entitled "The 50-Year-Old Freshman." After swimming the English Channel twice and earning two masters degrees, Suzanne Heim-Bowen was enticed to join the Diablo Valley College swim team at age 50.

It turns out she had been a few college credits short of earning her undergraduate degree and was therefore eligible to compete successfully in dis-

tance events against swimmers 30 years younger.

Heim Bowen is now 66 and still competing. She swam in the butterfly at the meet in San Leandro.

Marcia Benjamin said of swimming, "Adults need team sports, rather than people just working out, usually alone."

"Swimming is very important," Ed Blumenstock said. "There's a classless so-

ciety of swimmers. Nobody knows what everybody does. It's just the guy in Lane 4."

MEMO welcomes new members, and you can get more information at www.usms.org/clubs/marcias-enthusiastic-masters-of-oakland-1708. A list of other Masters Swimming clubs in the Bay Area, as well as more general information, is at www.usms.org.

Appeal: Council urged to deny appeal

continued from page 10

of cell phone coverage in the North Area that hampered first responders' emergency communications.

Planning Commission approvals are final unless appealed. But Wayne D. Russo, Jr., who owns the property adjacent to the proposed tower, filed an appeal, which takes the issue to the City Council.

Neighborhood resident Gustav Link has written city planning officials with numerous objections to the tower as proposed. He cited concerns about radiation put out by the tower in the neighborhood, which he said would affect the health of nearby residents and that proper notice of those potential health effects had not been given.

After the hearing was postponed, he wrote in an

email, "The San Leandro City Council's decision to table the appeal of the conditional use permit indicated to me (that) the Council realized they had made a mistake."

The tower applicants at the November 7 meeting had said that the tower met all Federal Communication Commission safety and health standards. Link said in a series of emails that those standards have not been updated in two decades, as continued research had shown health risks other than cancer for those near cell phone towers.

Faced with the appeal, the Planning Commission told the council that the project complied with all current laws and thus the city cannot legally block it under federal law. They recommended the City Council deny the appeal, as did city staff.

Martin A. Vital

September 24th, 1954 ~ November 26th, 2024

Marty Vital, a native of San Leandro, graduated from San Leandro High School and spent his working years with the San Leandro Unified School District. He was an avid member of The Native Sons of California, and enjoyed motorcycles and landscaping.

He is preceded in death by his mother Isabelle Vital, his father Albert Vital, and his brother Larry Vital. He is survived by his sister Michelle Vital-Ortega, his niece Shannon Ortega and nephew Matthew Ortega.

Rosary Services will be held at 6:00 pm on December 19th at Santos Robinson Mortuary in San Leandro.

Burial Services will be held at 10:30 a.m. on Friday, December 20th at Santos Robinson Mortuary followed by burial at Holy Sepulchre Cemetery.

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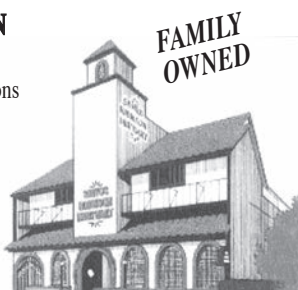
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Shawna Marie Graney-Green

September 15, 1954 ~ November 21, 2024

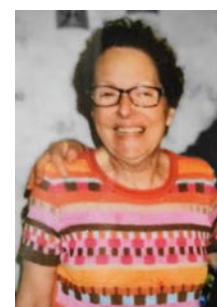
Shawna passed away in her sleep on November 21st. She is survived by her loving husband of 22 years Steve, stepson Kevin (Janelle), her two sisters Michael (Harry) and Colleen (Rick), her sister-in-law Maggie, her nieces and nephews Maureen (Dan), Chris, Becky, Megan (Don), grand nephew Timothy, as well as her two beloved dachshunds Sarah and Hunter. She was preceded in death by her mom, Marion, dad, Evans, and brothers, Timmy, elder, and Patrick, younger.

Shawna was born and raised in Oakland CA. Shawna had impeccable taste with a keen eye for fashion. She worked in San Francisco with her brother, Timmy, at a running shoe store, "Runners Feet" for several years and enjoyed the fashion piece of the business. She then landed a position at a classic style menswear clothing store also located in San Francisco, "The Hound" and worked there for several more years until she moved back to the Oakland area. She transitioned into an optometric assistant position at "Viewpoint" in Oakland where she took pride in ensuring customers walked out in style and confident with their new frames. She worked there until she decided to retire.

Shawna met her husband, Steve, in 2001 and they were married in 2002. They relocated to Reno in 2003 which is where Shawna spent the last years of her life. She grew a beautiful garden of herbs, vegetables, and varied flowers and raised many dachshunds over these years.

Since she was a little girl, Shawna loved classic movies and was an endless source of film trivia and recommendations. As a dedicated 49ers fan, she watched (and agonized over) games no matter her location, from the Bay Area to Reno. She also had a memory for details and at family events she was always there to fill in the gaps around family history. She will be truly missed by all. We love you Shawna, a.k.a. Shawn.

There will be no formal services. Her husband and family request any donations be made to Little Paws Dachshund Rescue <https://www.littlepawssdr.org/donate> in Shawna's name.



City Receives \$83,000 State Grant for Bicycle and Pedestrian Safety

Funds will support traffic safety fairs, traffic data collection, speed radar trailers, flashing beacons

The City of San Leandro recently announced that it has received a grant of \$83,000 from the California Office of Traffic Safety (OTS) to support its Bicycle and Pedestrian Safety Program.

The program will promote safe practices for pedestrians and bicyclists and emphasize the drivers' responsibility to look out for other people using roads and paths. The grant program runs through September 2025.

"We are excited to receive this grant, which will allow us to significantly expand our bicycle and pedestrian safety program," said City of San Leandro Public Work Director Sheila Marquises. "By focusing on education,

awareness, and promoting safe practices, we aim to eliminate fatal and reduce severe crashes and injuries. Ultimately, we're working toward building more walkable and bike-friendly neighborhoods where everyone can travel safely and confidently."

Grant funds will support various activities focused on bicycle and pedestrian safety:

- Participation in traffic safety fairs and community events to reach and educate residents of traffic safety issues and concerns

- Deployment of traffic data collection devices on the roadway to capture traffic patterns, driver behavior and to aid in data-driven decision making for addressing traffic

issues

- Deployment of speed radar trailers at known and potential locations with speeding problems on local streets, and near school zones to calm traffic speeds throughout the city

- Installation of rectangular rapid flashing beacons and signage at pedestrian crossings identified as high-risk crossings

- Implementation of low-cost quick-build applications at locations with safety issues

based on a data-driven approach.

"The safety of people walking and biking on our roads is a top priority for our office," said OTS Director Barbara Rooney. "Everyone moves, and not always by car.

It's important that we invest in efforts to protect people walking, biking and rolling that helps establish a strong traffic safety culture where everyone on California roads can travel to and from places safely."

Change: Ability to adjust as circumstances change

continued from page 5

of its application: to create a Special Needs Trust to hold the share of a beneficiary then on public benefits; to comply with changes in the tax code; to address changes in family circumstances, etc. For more, see articles on our website on this topic.

5.) Include a Power of Appointment: A Power of Appointment ("POA") is a power held by a designated individual, usually the surviving

spouse in a couple's joint trust, to take another look at the plan design and modify it as the power holder feels is then appropriate, typically some time after the death of the first spouse. The survivor can then re-arrange the distribution of trust assets, and add or delete beneficiaries, as he/she feels circumstances then require. It can be very useful when family circumstances have changed since the trust was originally created, for example

by deaths, births, divorces or other changes in relationships (whether they be positive or negative).

6) By Court Order: Lastly, one can petition the court for a modification of trust, based upon "changed circumstances." This is a more involved option, but is available when needed.

It has been said that the only certainties in life are death and taxes. I would add a third: change. Make sure

that your estate plan includes at least some mechanisms to deal with this "third rail" of estate planning.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 25 years with Trusts, Wills, Powers of Attorney, Probate, Medi-Cal Planning, and related matters. To contact his office, send an email to Gene@Lawyer-ForSeniors.com or call (510) 247-2555.

Fall Leaves Can be a Gift to Your Garden, Not a Curse

By Melinda Myers
Special to the Times

Put fall leaves to work in your landscape.

This valuable resource makes a great mulch in planting beds, adds organic matter and nutrients to the soil, provides habitat for many beneficial insects, and is insulation for ground-dwelling queen bumblebees, toads, and more.

Leave any disease-free leaves in garden beds but pull them away from the trunks of trees and stems of shrubs. Mulch piles against trunks or stems create a moist environment that is more subject to rot

and disease. It also provides a hiding place next to these plants for voles that feed on bark over winter.

Avoid thick layers of leaves, six or more inches deep, in garden beds. They can block sunlight and smother the plants below. Pull leaves off the crowns of perennials and move the excess leaves to gardens with little or no mulch.

Shredded Leaves Decompose Faster — Add Organic Matter to Soil

Use your mower to recycle fall leaves that land on the lawn. As you mow the grass you'll shred the leaves into

smaller pieces. If they are the size of a quarter or smaller your lawn will be fine. As these leaf pieces decompose, they add organic matter and nutrients to the soil.

When the lawn is overwhelmed with leaves burn a few extra calories and rake them into nearby planting beds. Whole leaves provide the best habitat for overwintering insects. Spread the leaves over the soil surface to help insulate the roots, conserve moisture, suppress weeds, and improve the soil as it breaks down.

Only Use Clippings Not Treated With Weed Killer

If your garden beds are already filled with leaves or this is not practical, attach the bagger to the mower to shred and collect the excess leaves on the lawn.

Only use grass clippings collected from lawns and leaves not treated with a weed killer this fall.

Dig extra shredded leaves into vacant annual flower and vegetable gardens or incorporate them into the soil as you prepare new planting beds. They will break down over winter, improving the drainage in heavy clay soils and increasing the water-holding ability in fast-draining soils.

Bag shredded leaves you want to save for next season. Tuck them out of sight for

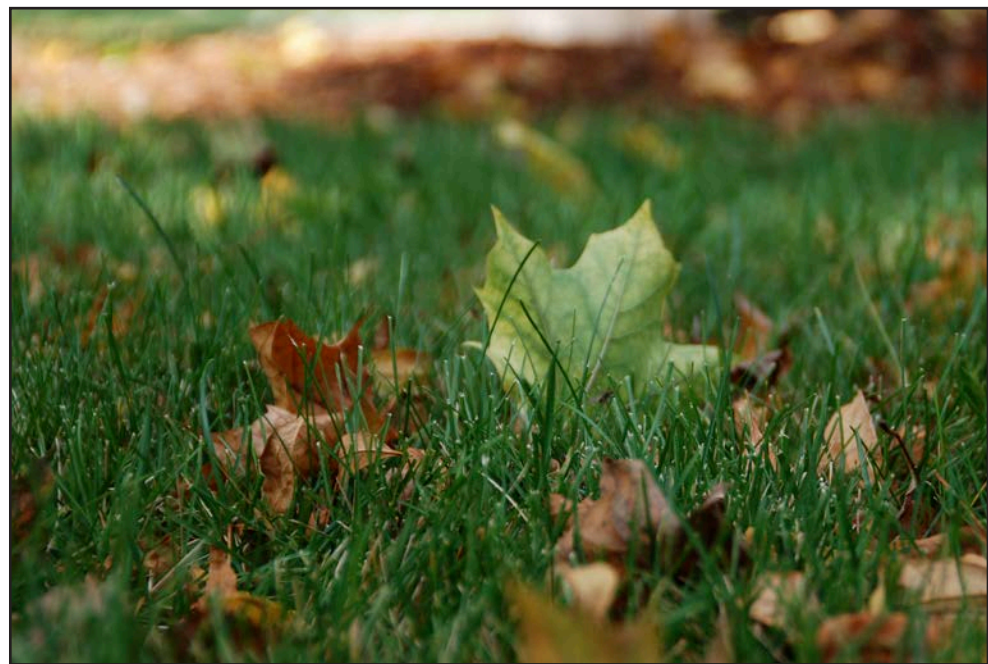


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Mowing fallen leaves on lawns to shred them into smaller pieces adds organic matter and nutrients to the soil as the leaf pieces decompose.

winter under trees or around the foundation of your house for added insulation.

Create Compost with Leaves And Kitchen Scraps

Create compost with fall leaves, plant-based kitchen scraps, and other landscape trimmings. Do not use meat, bones or dairy that can attract rodents, charcoal ash, and human, pet or bird droppings that may contain disease organisms.

Avoid diseased and insect-infested plant debris, perennial weeds, and weeds gone to seed. These can survive in compost piles that

don't produce sufficient heat to kill them and end up back in the garden in the compost.

Oak and large maple leaves make great mulches and additions to the compost pile but break down slowly. Shred them with your mower or leaf shredder first for quicker results.

You can compost black walnut, laurel, and eucalyptus leaves that contain chemicals toxic to other plants. Shred them first to speed decomposition and when they are fully decomposed the compost is safe to use in the garden.

As you begin putting the

fall leaves to work in your landscape you will start considering them a gift, not a curse, from nature.

*Melinda Myers has written over 20 gardening books, including *Midwest Gardener's Handbook*, 2nd Edition and *Small Space Gardening*. She hosts *The Great Courses* "How to Grow Anything" instant video and DVD series and the nationally syndicated *Melinda's Garden Moment* radio program. Myers is a columnist and contributing editor for *Birds & Blooms* magazine. Myers' website is www.MelindaMyers.com.*

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