



**It's a Wonderful Night**  
ANNUAL DOWNTOWN HOLIDAY FESTIVAL  
RETURNS FOR FIRST TIME SINCE THE PANDEMIC..... 2

**WEEKEND WEATHER**  
**COLD**  
Time to crank up the thermostat!  
HIGHS: 50-57  
0 10 20 30 40 50 60 70 80 90 100 110  
LOWS: 37-39

**FRIDAY**  
  
**SATURDAY**  
  
**SUNDAY**

# San Leandro Times

AN INDEPENDENT HOMETOWN NEWSPAPER SERVING SAN LEANDRO, ASHLAND, SAN LORENZO AND SHEFFIELD VILLAGE  
VOL. 32 • NO. 48 THURSDAY, DECEMBER 1, 2022 SAN LEANDRO • CALIFORNIA



PHOTO BY MIKE MCGUIRE

Eagle Scouts and parents join Alta Mira Club caretaker Shirley Mendez (rear) and City Councilmember Corina Lopez (second row, second from right) in front of the club at 561 Lafayette Ave. Eagle Scouts, from left in front row, are Marcus Thai, Scott Wong and Sydney Yee. Parents, in second row, are (from left) Thuan Thai, Anna Wong and Priscilla Lee.

## Eagle Scout Project Makes Improvements on Historic House

By Mike McGuire  
San Leandro Times

A group of Eagle Scouts made some needed updating to the historic Ygnacio Peralta House at 561 Lafayette Ave. The house, better known as the Alta Mira Club, dates from 1876 and has

been run by the club since 1907. The scouts from San Leandro and Castro Valley are installing pavers, drought-tolerant plants and a drip-irrigation system. Eagle Scouts Scott Wong from San Leandro, and Sydney Yee from Castro Valley have already completed two of

the improvement projects, while Eagle Scout candidate Marcus Thai of Castro Valley is about to start work on a third. Yee is one of the very first female Eagle Scouts, only after a few years after young women were first allowed

see HISTORIC, page 11

## City Council Okays Major Street Changes

Bancroft and Williams will be adapted for bicycle routes that will cause loss of parking

By Michael Singer  
San Leandro Times

Walking, biking and driving near schools can be hectic, as students, parents, and commuters often come into conflict during the work week, before and after classes.

City of San Leandro data gathered between 2011-2015 showed 51 reported bicycle-involved collisions with one fatality and 82 reported pedestrian-involved collisions with five reported fatalities and dozens of minor injuries. Many of these incidents occurred along Bancroft Avenue and Williams Street.

To address driver safety and protect pedestrians and cyclists, the San Leandro City Council last week unanimously adopted a resolution that would establish Bancroft Avenue and Williams Street as specific corridors.

These main routes would condense traffic lanes into one lane per direction, and reduce the speed limit for traffic. They would also have dedicated bike lanes, improved crosswalks and bus stops to protect pedestrians, and eliminate nearly half of street

parking on both roads. For example, Bancroft Avenue could see its center median removed in favor of a two-lane bike path on the east side, parking mostly on the

see STREET, page 5

## Rain, Snow Forecast for Mountains

By Mike Pechner  
Special to the Times

The third major storm complex of the season begins this morning (Thursday) in time for the early commute.

The cold front goes through the Bay Area in the afternoon with showers on Friday. After a lull Friday night, the next weather system will come in on Saturday afternoon with a period of steady rain into the early evening.

Colder air from the Gulf of Alaska will result in the lowest

see FORECAST, page 11

## Demolition to Begin to Make Way for Apartment Building on Bancroft Avenue

By Michael Singer  
San Leandro Times

The Bancroft Professional building at the corner of Bancroft and Estudillo Avenues is scheduled for demolition starting next year to make way for a three-story apartment complex project known as 1388 Bancroft. The site's parking lot—a popular pick-up and drop-off spot for middle school parents—will be fenced off starting Dec. 30. The two-story medical

building was built in 1964 and was home to various doctors, dentists, and chiropractors over the years. The last remaining tenants—The Elegant Touch Hair Salon, Foot Spa massage, and Foot Doctor of East Bay—have already moved out or are vacating by the end of December. The property, between 1300 and 1380 Bancroft Avenue, will then eventually be

see DEMOLITION, page 12



PHOTO BY JIM KNOWLES

The medical building on Bancroft Avenue will be torn down to make way for apartments.

**INSIDE YOUR TIMES**

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Mia knows 'sit' and is very food motivated. **Page 2**

**MUSIC**  
The Morrisson Theater Chorus holiday concert. **Page 3**

**SPORTS**  
Olympic wrestler returns to Bancroft. **Page 10**

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## MEETING SCHEDULES

### CITY COUNCIL

Council meets on the first and third Monday of each month at 6:30 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 Michelle Mayfield at 667-3522.



## San Leandro Times

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

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## Pets of the Week



**Cinnamon**



**Mia**

The Pets of the Week at the Hayward Animal Shelter, 16 Barnes Court in Hayward, are Cinnamon, a pitbull, and Mia, a German shepherd.

**Cinnamon** is a darling 6-year-old, female, couch-potato-pit who loves human companionship. This girl is sweet as pie and just wants someone to cuddle with. She is good with other dogs and would like a home with older children.

**Mia** is a 3-year-old, Ger-

man shepherd female who likes to give kisses and play with toys. Mia knows sit and is very food motivated and eager to learn more. She is good with other dogs and would like a home with older children.

For more information or to adopt Cinnamon or Mia, call the Hayward Animal Shelter at 510-293-7200.

## Free Rondalla Concert Coming to Library

The San Leandro community is invited to enjoy a free, live, musical and cultural performance with the American Center of Philippine Arts (ACPA) Rondalla on Saturday, Dec. 17, from 1 to 2:30 p.m.

The group will showcase an ensemble of stringed instruments played with the plectrum or pick that originated in medieval Spain. The tradition

spread to Spanish America and the Philippines. The word rondalla is from the Spanish word "ronda" or "serenade."

ACPA will also offer an interactive and educational portion for the audience. All ages are invited to this cultural event, and no registration is required. For more information, call 510-577-3971 or email libraryinfo@sanleandro.org

## Downtown Holiday Party 'It's a Wonderful Night' Set for Friday

The holiday tradition, "It's a Wonderful Night," will return to downtown San Leandro on Friday, Dec. 2, from 5:30 to 9:30 p.m.

After a 3-year pandemic hiatus, the San Leandro Downtown Association announced the return of the night of family fun with more activities and entertainment than in previous years.

The festivities will begin with a tree lighting and brass quintet at 5:30 p.m. at Estudillo Avenue and East 14th Street, followed by a spectacular light show.

The fun continues on West Juana Avenue at 6 p.m. with music and entertainment on the main stage and an outdoor holiday cinema courtesy of FunFlicks.

This year's event also includes a holiday market in Pelton Plaza with over 30 unique specialty vendors with handmade goods, a dedicated kids' craft area, a dance video game, and free photos with Santa Claus in front of his holiday train engine. And the Grinch will make a special appearance that evening.

"We felt that this year, more than ever, it was important to go all out for the community," said Paul Jackman, President of the Downtown Association. "People want to gather and celebrate but also be safe. Because 'It's A Wonderful Night' is an outdoor event, we hope people will feel more comfortable celebrating together."

'It's a Wonderful Night' is brought to the community by the San Leandro Downtown Association in



PHOTO BY PAUL JACKMAN

Arts & Crafts and other activities are lined up for 'It's a Wonderful Night' in downtown San Leandro on Friday evening.

## It's a Wonderful Night Friday, December 2

Time	Event	Place
4 p.m.	Time Capsule Burial Ceremony	Root Park
5:30 p.m.	Tree Lighting	East 14th St. Downtown
6 p.m.	It's a Wonderful Night	Downtown

partnership with the City of San Leandro, the Downtown San Leandro Community Benefit District, San Leandro Optimist International Club, FunFlicks, Ghirardelli Chocolate, and Rotary Club of San Leandro.

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## Community Calendar

### Community Chat with Fred Simon

San Leandro City Council member and Oro Loma Sanitary District board member Fred Simon will host his monthly Community Chat on Saturday, Dec. 3, at 9 a.m. in the parking lot of Porky's Pizza, 1221 Manor Blvd. in San Leandro. The public is welcome to listen and share ideas on improving our community and environment.

### Crafts at the San Leandro History Museum

If you enjoy crafts, create a snow owl and marshmallow snowflakes at the San Leandro History Museum, 320 W. Estudillo Ave., San Leandro, on Saturday, Dec. 3, from 11:30 a.m. to 1:30 p.m., and from 2:30 to 3:30 p.m. Enjoy historical exhibits and take a stroll on the Casa Peralta Grounds. Free general admission. For more information, call 510-577-3990.

### Game Design: Introduction to Coding in Scratch

Jeff Gordon, owner/instructor of CodeAtrium San Leandro, will explain the process of building a chase game in Scratch on Wednesday, Dec. 7, from 3 to 4:30 p.m. at the Manor Branch Library, 1241 Manor Blvd. This program is best for kids age 8 to 12. Register at [sanleandrolibcal.com](http://sanleandrolibcal.com) as space for this free event is limited. For more information, call 510-577-7971.

### Author to Speak on History of Housing Discrimination

The San Leandro Main Library, 300 Estudillo Ave., will host a presentation and Q&A with Mitchell Schwarzer, historian and author on Thursday, Dec. 8, from 6 to 7 p.m. Take a deep dive into the history of the housing discrimination that took place in the East Bay and how it has shaped local cities. This program is part of a series related to "The History of Redlining and Housing Discrimination in San Leandro" exhibit currently on display at the Main Library and San Leandro History Museum. Dree copies of Mitchell Schwarzer's book, *Hella Town*, will be available for attendees, while supplies last.

### SL Democratic Club to Meet

The San Leandro Democratic Club will hold its annual Holiday Cheer virtual meeting on Thursday, Dec. 8, beginning at 6 p.m. The club will celebrate the holidays and welcome some of the newly elected leaders who will share their plans. Follow this link to register: <http://tiny.cc/kjfl1vz>. All are welcome.

### The Morrisson Theater Chorus Holiday Concert

The Morrisson Theater Chorus returns for a joyous holiday concert on Friday, Dec. 9, at 8 p.m.; and Sunday, Dec. 11, at 2 p.m. at the Douglas Morrisson Theater, 22311 Third St. in Hayward. Cesar Cancino will direct and entertain with his informative and witty comments about the music and solo performers. Put on your warm, fuzzy, or ugly holiday sweater, and attend this night of glorious music and fun. Tickets can be purchased at the HARD offices at 1099 E St., Hayward, or online at [www.haywardrec.org](http://www.haywardrec.org). Tickets will not be available at the door. For more information, call 510-881-6700.

### Friends of the Library Winter Cookbook Sale

The Friends of the San Leandro Library will host a Winter "Cookbook Sale" on Saturday, Dec. 10, from 10 a.m. to 3 p.m. in the Trustees Room of the San Leandro Main Library, 300 Estudillo Ave. Hundreds of beautiful books featuring cuisines from around the world will be featured. From the basic how-to to elegant dining recipes, these books originally sold for as much as \$50 but will be sale priced at \$4 or less. It's a great time to start your holiday shopping with quality cookbooks at bargain prices. All proceeds benefit the San Leandro Library's programs and services.

### Family Craft Night

Celebrate Winter Holidays with a Family Craft Night on Wednesday, Dec. 14, from 6:30 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Enjoy a fun-filled evening with craft stations, hot cocoa and cookies, holiday card-making, and a screening of a holiday movie. All ages welcome.

## Grant Avenue Foundation Food Drive

Grant Avenue Foundation will hold a food drive on Sunday, Dec. 18, from 8 a.m. to 2 p.m. at Elio's Family Restaurant, 260 Floresta Blvd. in San Leandro.

Bring non-perishable, unopened food items such as canned goods, dry pasta and beans to Elio's parking lot for this drive-through – drop-off event, rain or shine.

The food will go to the less fortunate in our community, including children and seniors. The Grant Avenue Foundation is a nonprofit organization in San Lorenzo that supports public schools.

## Optimist Club Presents Pro Wrestling Toy Drive

The San Leandro Optimist Club, City Councilman Bryan Azevedo and TMD Entertainment present Santa Slam Pro Wrestling Toy Drive on Thursday, Dec. 15, at 7 p.m. at the Marina Community Center, 15301 Wicks Blvd. in San Leandro, featuring WWE Legend Gangrel, MLW Superstar Jacob Fatu, Rock N Rodeo Express, Honor Society



## Morrisson Theater Chorus to Present Holiday Concert this Weekend

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## Women's Advent by Candlelight at Church of the Assumption

Church of the Assumption, 1100 Fulton Ave. in San Leandro, will hold Advent by Candlelight, a special evening for women to become renewed and refreshed before the Christmas rush begins, on Thursday Dec. 1, at 7 p.m.

This is an opportunity to relax and refocus on the season of Advent – a wonderful time of waiting and anticipa-

tion. The program includes uplifting scripture readings, music and reflections focused on the Advent season.

Invite a friend. This is open to the entire community from local parishes and other denominations. Bring along your daughters, mothers, sisters, aunts, neighbors and women friends for a special evening.

## Castro Valley Orchestra To Present a Free Concert

The Castro Valley Orchestra will present a free concert on Sunday, Dec. 11, at 2 p.m. at the Castro Valley Center for the Arts, 19501 Redwood Road in Castro Valley.

Works by Berlioz,

Schubert, and Saint-Saens will be presented. Flautist Beverly Johnson and clarinetist Michael Wilson will be featured.

A reception will follow the concert. Masking and distance protocols will be observed.

## Creative DIY Workshop For Adults 18 and Older

Join a creative workshop where you can make something special to give, whether it's for a loved one, a friend or even if you decide to keep it for yourself on Saturday, Dec. 10, from 2 to 3:30 p.m. at the Manor Branch Library, 1241 Manor Blvd. in San Leandro.

Projects include: Decorative Tea/Coffee Towels & Aprons, Decorative Mugs, and a Card Making station.

This workshop is open to adults 18+. Space is limited, so register for your spot today at <https://sanleandro.libcal.com/event/9893468> or call 510-577-7971.

## Friends of Castro Valley Library Book Sale

The Friends of the Castro Valley Library, 3600 Norbridge Ave., will hold an indoor book sale Friday through Sunday, Dec. 2 to Dec. 4, featuring fiction and mystery books, all categories of nonfiction books, children's books, DVDs and music CD's.

Member Preview is Friday night from 6 to 8 p.m. Memberships may be purchased or renewed at the door.

Saturday hours are 10 a.m. to 3 p.m. Sunday (\$5 bag

day) hours are 1 p.m. to 4 p.m. Most books are \$1 or less; children's books are 25 cents.

There is also a selection of gift quality, antiquarian, and special books at slightly higher prices. Cash, checks, and credit/debit cards are accepted.

Masks are required in the library. Proceeds from the sale pay for library programs and amenities.

For more information, call 510-733-3285.

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# Tasty Persimmons Are at Their Peak

A lot of people love them, but the truth is, most of us have never eaten a persimmon, even though 98 percent of the nation's crop is grown right here in California.

For those in the know, ripe Fuyu persimmons are delicious eaten raw, but persimmon purée is the secret ingredient for baked holiday treats. The subtle flavor blends well with spices and nuts and it contributes a rich orangy-brown color to baked goods as well as ensuring, tender, moist results.

There are two main kinds of persimmons—Fuyus (flat and firm) can be eaten raw and are good in salads.

The acorn-shaped Hiyachi cannot be eaten until it is ripe—almost seemingly overripe and soft. If bitten into before it is ripe, the



**Hayachi Persimmon**

astringency is overpowering.

The Fuyu on the other hand, isn't astringent, even when unripe.

## POACHED PERSIMMONS

6 firm-ripe Fuyu persimmons,  
1/2 cup dry white wine  
3/4 cup orange juice  
1/4 cup sugar  
1 teaspoon fresh ginger root,



**Fuyu Persimmon**

peeled and minced  
1/4 teaspoon cinnamon

Stem and peel the persimmons, discard any seeds, and cut each persimmon into 8 wedges. In a saucepan combine the persimmons, wine, orange juice, sugar, ginger root, and cinnamon, bring the liquid to a boil, stirring occasionally, and simmer the mixture, covered, for 15 minutes, or until the persimmons are tender. Transfer the persimmons

with a slotted spoon to a bowl, boil the syrup until it is reduced to about 1/2 cup, and pour it over the persimmons. The persimmons may be served warm or chilled over ice cream, rice pudding, or bread pudding. Makes 6 servings.

## BAKED PERSIMMON PUDDING

1/2 cup sifted cake flour  
1/4 teaspoon salt  
1/4 teaspoon baking soda  
2 tablespoons soft butter  
1/3 cup sugar  
1 egg  
1/4 teaspoon vanilla  
1/4 teaspoon cinnamon  
1/4 cup milk  
1/4 cup buttermilk  
1/4 teaspoon lemon zest  
3/4 teaspoon lemon juice  
1/2 cup persimmon purée

Preheat oven to 350°F.  
Sift together flour, salt and soda.

Cream the butter and sugar together with an electric mixer until the mixture is light and fluffy. Add the egg, vanilla and cinnamon to the butter-sugar mixture and continue beating for 2 more minutes.

To the butter-sugar mixture alternately add the dry ingredients with the milk and buttermilk. Stir the lemon zest and lemon juice into the persimmon purée and fold into the batter.

Divide the batter among four lightly buttered 4-ounce ramekin dishes and bake in the preheated oven 40-45 minutes or until the top springs back when pressed lightly. Remove from oven and let cool for 10 minutes.

Unmold and serve warm. Yields 4 servings.

## HOLIDAY PERSIMMON BREAD

1 cup raisins  
1/2 cup brandy  
1/2 cup sugar  
2 cups firmly packed brown

sugar  
2 cups persimmon purée  
1 cup vegetable oil  
4 eggs  
4 cups all-purpose flour  
2 teaspoon baking soda  
1/2 teaspoon salt  
1 teaspoon cinnamon  
1 teaspoon freshly grated nutmeg  
1 cup chopped walnuts

Preheat oven to 350°F. Lightly grease and flour two 9-by-5-inch or three 8-by-4-inch loaf pans.

Put the raisins in the brandy and set aside. Combine the sugars, persimmon pulp and oil. Add eggs, one at a time; beat well after each addition.

Sift together the dry ingredients into a medium bowl. Add to the egg mixture and stir in the brandied raisins and nuts.

Pour into greased pans. Bake for 1 hour, a bit longer for the 9-inch pans. Be sure to test with a toothpick to make sure the bread is done. You may have to adjust the cooking time. Makes about 18 slices.

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**It's A Wonderful Night**

**Friday, December 2nd**  
**5:30 PM - 9 PM**  
**Downtown San Leandro**  
**E. 14th St. @ W. Juana Ave.**

**Tree Lighting at 5:30 • Light Show at 6**  
**Music & Holiday Entertainment • Holiday Market**  
**Outdoor Holiday Cinema & Music • Kids Crafts**  
**Photo ops with Santa!**

**San Leandro Downtown Association**

**Rotary Club of San Leandro**

**FunFlicks** **GHIRARDELLI**

FILED  
MELISSA WILK  
NOV 01, 2022  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 593101

FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930

The name of the business(es):  
Alco Construction, located at B. 22669 7TH ST., Hayward, CA 94541. in Alameda County, is hereby registered by the following owner(s): Alca Siding Inc, 22669 7TH ST., Hayward, CA 94541. This business is conducted by a Corporation.  
This business commenced N/A  
/s/ Carlos Alvarado Flores  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires OCT 31, 2027

**NOV 17, 24, DEC 1, 8, 2022**  
**0537-SLT**

STATEMENT OF ABANDONMENT  
OF USE OF FICTITIOUS BUSINESS  
NAME STATEMENT  
FILE NUMBER 548609

The following person has abandoned the use of the fictitious business name:

**Mya Memories,**  
at 3735 Star Ridge Ridge Rd, Hayward Ca 94542, in Alameda County. Full name of registrant is:

**Elizabeth Cole,**  
at 3735 Star Ridge Ridge Rd, Hayward Ca 94542.

The Fictitious Business  
Name Statement

**Mya Memories,**  
was filed on 08/22/2018 in the county of Alameda. Original File Number 548609. I declare that all information in this statement is true and correct. (A registrant who declares as true information, which he or she knows to be false, is guilty of a crime).

This statement was filed with the County clerk of Alameda County on: top right stamp date. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the County Clerk. A new Fictitious Business Name Statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14400, et seq., B&P Code.) This statement was filed with the County Clerk-Recorder of Alameda County on 09/07/2022

**NOV 24, DEC 01, 08, 15, 2022**  
**0391-SLT**

FILED  
MELISSA WILK  
NOV 29, 2022  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 593663

FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930

The name of the business(es):  
A & A Snack Market, located at 1786 Bancroft Ave San Leandro, CA 94577. in Alameda County, is hereby registered by the following owner(s): Abbas Mohammed Alnaham, 342 Hawk Ridge Dr., Richmond, CA 94806. This business is conducted by an Individual. This business commenced 01/01/2022  
/s/ Abbas Mohammed Alnaham

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires NOV 28, 2027

**DEC 01, 08, 15, 22, 2022**  
**0544-SLT**

FILED  
MELISSA WILK  
NOV 22, 2022  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 593546

FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930

The name of the business(es):  
Krys Gone Krayz, located at 900 143rd Ave #165 San Leandro, CA 94578. in Alameda County, is hereby registered by the following owner(s): Clarissa Beauchamp, 900 143rd Ave #165 San Leandro, CA 94578. This business is conducted by an Individual. This business commenced 11/22/2022  
/s/ Clarissa Beauchamp

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires NOV 21, 2027

**DEC 01, 08, 15, 22, 2022**  
**0544-SLT**

FILED  
MELISSA WILK  
NOV 04, 2022  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 593240

FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930

The name of the business(es):  
Hayward Aikido, located at 1024 B ST., #1, Hayward, CA 94541. 20125 Sapphire St., Castro Valley, CA 94546. in Alameda County, is hereby registered by the following owner(s): Melissa A. Miller, 20125 Sapphire St., Castro Valley, CA 94546. This business is conducted by an Individual.

This business commenced 07/01/21  
/s/ Melissa A. Miller  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires NOV 3, 2027

**NOV 17, 24, DEC 1, 8, 2022**  
**0537-SLT**

FILED  
MELISSA WILK  
OCT 14, 2022  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 592729

FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930

The name of the business(es):  
Ku Mon Castro Valley East, located at 23959 East Casro Valley Blvd CA 94541. in Alameda County, is hereby registered by the following owner(s): FF 240 Won Inc, 2601 Alvarado St., CA 94541. This business is conducted by a Corporation  
This business commenced N/A  
/s/ Kwang Hee Won

This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires NOV 07, 2027

**NOV 17, 24, DEC 1, 8, 2022**  
**0545-SLT**



# Street: 'It's about how our infrastructure connects to the region'

continued from front page

west side, and single lanes for north and south traffic.

The plan will also change some sidewalk corners—sometimes referred to as bulb outs—to allow pedestrians to be seen and reduce the distance they need to cross the street in a crosswalk.

"It's not just about implementing additional bike lanes or how many miles of bike lanes we're adding to our city. It's about how our infrastructure connects to each other, how it connects to the region," said Sheila Marquises, the Engineering and Transportation director for the City of San Leandro in her November 21 presentation to City Council.

The study authors took into consideration what they identified as the main types of concerns about developing Bancroft and Williams as corridors. They include how drivers speed, students worried about crossing intersections, connecting the different bike lanes, connecting to BART, access to bus stops, and interference with local businesses along both streets.

The study found on Bancroft Avenue there are approximately 7,446 cars driving on it per day at a speed of about 34 mph. Williams Street sees 9,822 vehicles on it per day with speeds of about 31 mph. Posted speed limits on both roads are 30 mph and 25 mph in school zones when children are present.

"I used to ride my bike to school as a kid," said City Councilmember Corina Lopez. "This is more than just about biking or bike access, this is about a safe passage to schools."

The resolution was part of a multi-year, \$394,500 study that looked at how to improve traffic safety in these two streets because they serve nine of the 13 schools in the City of San Leandro, including the high school and two middle schools.

The study also builds off the City's commitment to Vision Zero traffic safety. The recommendations came following many committee meetings, business and community comments, demonstrations, and several opinion surveys.

Community comments during the meeting were mostly supportive, but a few did ask why the city should invest in bike infrastructure when so few bikes are seen on the streets.

Marquises said staff data shows the number of residents reporting that they bike to work is 0.9 percent. The goal is to get to 2 percent.

"Once you have that number of people riding their bikes, drivers become more conscious," Marquises said. "The more people on bikes benefit everyone in the city regardless of whether you are on a bike."

Existing parking spaces on Bancroft and Williams are expected to be reduced, especially those located on the same side of

the street as a school.

The southern section of Bancroft Avenue where the street is most narrow will see the greatest change. Its 755 available spaces will be cut in half to 384. Most of the eliminated spaces will be on the east side of the street. Similarly, people living on the north side of Williams would see their available parking cut in half.

The city will begin to seek grants next year to fund the project. The design phase is expected to begin in 2024 with any associated construction beginning in 2025.



ILLUSTRATION: CITY OF SAN LEANDRO

An illustration of Bancroft Avenue shows two-lane bike paths on the east side of the street in the place of a parking lane. The project includes a similar plan in store for Williams Street.



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# REAL ESTATE GALLERY



## What a Difference a Year Makes

Heading into the home stretch for 2022, it is amazing the difference a mere 365 days have made. As an example, the 2021 holiday season was overshadowed by massive supply chain shortages which had consumers scrambling to find Christmas gifts. This year, stores are fully stocked to the point many have been offering unprecedented 'Black Friday' sales to get items moving out the door. In a reversal of fortunes, 2021 consumers had ample money to buy products they could not find; this year, there are plenty of available goods, but consumers are reticent to buy thanks to the dramatic price increases on almost everything coupled with skyrocketing interest rates.

The real estate market is equally strange. October of 2021 in Alameda County saw

319 homes come on the market and 923 sales with an average list price of \$1,201,000 and a sales price of \$1,408,000 (an average of 17% over asking). One year later, in contrast, October 2022 showed a dramatic increase in homes coming on the market to 972 (a 319% increase), a drop in sales to 559 (a 39.5% decrease), an increase in the average list price of \$1,384,000 and a drop in the average sales price to \$1,359,000, reflecting a new paradigm with most homes selling under list price. It is a new market compared to what we have been used to for the past 10 years.


2021 saw major players including Zillow, Redfin, OpenDoor and others competing head-to-head in the iBuyer market. As of this moment, Zillow and Redfin are out, and OpenDoor had Q3 losses

of close to one billion dollars. Almost every major real estate company has been laying off employees en masse as home sales slow and their stock prices have collapsed. Some of the darling real estate startups that threatened to change the way homes were purchased ... are gone, including Rex and Reali.

Lenders such as Mr. Cooper, Rocket Mortgage, JP Morgan Chase and First Guaranty Mortgage Corp are just a sampling of the many lenders laying off thousands of employees. Companies such as Finance of America are bowing out of the residential market altogether.

With the average 30-year fixed mortgage rate running at 3.330% in November, 2021, the rapid rise to the current average rate of 7.604% in November, 2022 has been a dramatic shock and subsequently derailed 2021's red hot housing market. What a difference a year has made.

*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.*



### Making wreaths

from natural items has been done since ancient times. In Mediterranean cultures, wreaths worn on the head showed a person's job, social rank and achievements. Laurel wreaths crowned the victors in the Olympic Games. Wreaths were made from the harvested crops and hung up to show how the gods had blessed the household during the year.

Sources: [www.getty.edu](http://www.getty.edu), wikipedia

— Brenda Weaver

## A Trellis Improves Grape Health and Production



By Buzz Bertolero  
The Dirt Gardener

Will I harm next year's crop of grapes by cutting back old,

ugly branches now? I did that last year and had very few grapes this year.

I know it's late but what edibles are still being planted in containers?

January/February is the traditional time of the year to prune grapes. However, they can be pruned earlier if you choose. Grapes are dormant once the leaves start to turn color and drop off. In the fall, the green leaves store energy and food for next year, so you don't want to remove them too early. Pruning grapes early does not affect production. Improper pruning by cutting off the fruiting spurs is the primary cause of little to no grapes. Grape vines are vigorous growers producing lots of stems and leaves annually. For many, it's a confusing mass to prune, especially if there are no defined vertical trunks and laterals. Grapes must grow on a trellis structure with one main compartment and several lateral branches. A typical fence is not necessarily the ideal trellis for grapes. With time, the fence is damaged by the growth. Poor air circulation increases problems with diseases, and the vines are difficult to maintain. Also, your neighbor may not appreciate the vegetation growing on their side. A separate trellis structure off the fence improves the maintenance and disease issues besides avoiding a neighbor dispute. In preparation, I'd watch several of videos on YouTube. This should give you a good idea if your pruning technique needs to be modified. Google spur and cane pruning grapes

Peas are the best thing to plant in cool, wet, and damp conditions. It would be best if you were looking to plant seedlings, as it's too cold for seeds to germinate. Pea plants or vines grow and produce best when their roots are cool. They'll 'Bolt' or go to seed when the temperature gets above 80 degrees. While they could be planted now, February would be an ideal time. Next year, you should plant in mid-October for the winter months. Frost can be a problem when the temperature drops below 30 degrees at night, so you'll need to cover them with a plant blanket on those nights. In a container, the bush varieties are the best to plant as a trellis isn't necessary and space the plants five inches apart.

In the open ground, sweet Bermuda Onion plants, Stockton Red, Sweet Yellow, White, Torpedos, and Walla Walla can be planted. Plant now. You harvest the onion in late spring. Garlic and Shallot sets are also available. These should be planted quickly before it gets to muddy too dig.

Buzz Bertolero is an Advanced California Certified Nursery Professional. The Dirt Gardener's website is [www.dirtgardener.com](http://www.dirtgardener.com) and questions can be sent by email to [buzz@dirtgardener.com](mailto:buzz@dirtgardener.com).

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**Frost Protection**

Freezing nighttime temperatures have already hit most parts of the East Bay. The coldest time is from 4 a.m. to

sun-up. If you haven't already done so, here's what to do right away:

Move tender container plants under the eaves of a roof, on the porch, or even in the house if necessary.

Cover anything you can't move with an old sheet, a tarp

or cardboard boxes. The covering should be anchored by stakes above the plant so there is an air gap between the plant and the covering. Cloth gives more protection than plastic. Remove the covering in the morning.

Mist garden plant foliage at

night and again in the morning. The thin layer of water on the foliage helps to insulate the leaves. The morning sprinkling washes away the frost before the sun hits it when most of the actual damage is done.

Keep garden soil moist. Dry plants are easy victims of frost.

If a plant is damaged by frost, don't prune away the damage. Wait until the plant begins its spring growing cycle, then prune off any dead parts.

Temperatures have to drop below 26°F to damage hardy, mature plants.

**LEGAL NOTICES****ORDER TO SHOW CAUSE FOR CHANGE OF NAME**

Case No: 22CV020958

Superior Court of California, County of Alameda. In the matter of the petition to change the name(s) of **Michelle Faith Olenich**. Petitioner(s) **Michelle Faith Olenich** has/have filed a petition with this court for a decree changing name(s) as follows: **MICHELLE FAITH OLENICH** to **MICHELLE FAIE KATUALA**. The court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. **1221 Oak Street Dept. 17, Oakland, CA 94612 on JANUARY 13, 2023 at 11:00 o'clock am.** A copy of this order to show cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county The San Leandro Times. The court orders that all persons interested in this matter are directed to make known any objection that they may have to the granting of the petition for change of name by filing a written objection, which includes the reasons for the objection, with the court at least two court days before the matter is scheduled to be heard and by appearing in court at the hearing to show cause why the petition for change of name should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**Dated: SEPTEMBER 03, 2022**

**Charles A. Smiley - Judge of the Superior Court**  
**NOV, 10, 17, 24, DEC 1, 2021**  
**0549-SLT**

**LEGAL NOTICE****NOTICE OF PETITION  
TO ADMINISTER ESTATE OF**

**Ronald V. Christensen**  
**Case Number:**  
**RP22133922**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Ronald V. Christensen**

A Petition for Probate has been filed by **Denise Torres**, in the Superior Court of California, County of Alameda. The Petition for Probate requests that **Denise Torres**, be appointed as personal representative to administer the estate of the decedent.

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 DEC 19, 2022, 9:45 a.m., Dept. 202, 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.

Attorney for petitioner: Vincent P. D'Angelo, Esq. State Bar #215769  
Vincent Law, Inc.  
1660 W. Linne Road, Suite 120 Tracy, California 95377 (209) 834-2222

**LEGAL 0365-SLT RP22133922 11/24/22, 12/01/22, 12/08/22, 12/15/22**

\*\*\*\*\*

T.S. No.: 220809197

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Loan No.: 54706-1631769-19 APN: 080-0063-029-03 & 080-0063-029-04 Order No. 95526236 Property Address: 1672 162nd Ave & Vacant Land San Leandro, CA 94578 You Are In Default Under A Deed Of Trust Dated 5/6/2019. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted.

Trustor: Focus Group Ventures, LLC, a California limited liability company Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 5/14/2019 as Instrument No. 2019089140 in book , page of Official Records in the office of the Recorder of Alameda County, California, Date of Sale: 12/21/2022 at 12:00 PM Place of Sale: At Fallon Street emergency exit, Alameda County Courthouse, 1225 Fallon St., Oakland, CA Amount of unpaid balance and other charges: \$552,789.66 Street Address or other common designation of real property: 1672 162nd Ave & Vacant Land San Leandro, CA 94578 APN: 080-0063-029-03 & 080-0063-029-04 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 220809197. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website [www.tlssales.info](http://www.tlssales.info), using the file number assigned to this case 220809197 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 11/21/2022 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 BY: Rachel Seropian, Trustee Sale Officer





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ANSWERS ON PAGE 6

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# Olympic Wrestler Pays a Visit to Bancroft Middle School

World champion Jacarra Winchester returns to Bancroft to inspire the next generation

Olympian Jacarra Winchester gave a wrestling demonstration for Bancroft Middle School students this week.

Winchester is a 2019 World Champion in women's freestyle wrestling, a 2021 Olympian, and a current member of the United States World Team.

Winchester attended Bancroft Middle School herself as a 6th grader where she was inspired to start wrestling to improve her self-confidence. She shared wrestling moves and fitness tips and advised the students to carve out time in the day to become the best version of yourself you can be.

"If you can spare even an hour a day to devote to your dreams, it will make a difference," Winchester said. "But you have to put in the time and be clear about what you are trying to accomplish. Believe you can be the best."

Bancroft has been a leader in girls wrestling nationwide. The school won the nation's

first middle school girls' state championship in 2005 and competed in the first official middle school girls' dual meet against Springtowne of Vallejo in 2011.

Two former Bancroft wrestlers, Destiny Carranza and Kendall Branchaud, are now in their freshman years on wrestling scholarships in Iowa and Massachusetts, respectively.

The wrestling demonstration was coordinated by Bancroft Middle School teacher and wrestling coach Mr. David D'Antonio, who also coordinated the wrestling assembly back in 2006 featuring Olympian Patricia Miranda, which inspired Jacarra to start her wrestling journey.

**Jacarra Winchester demonstrates a wrestling move for the students at an assembly earlier this week at Bancroft Middle School.**



PHOTO COURTESY SAN LEANDRO UNIFIED SCHOOL DISTRICT

## OPINION

### LETTERS to the EDITOR

Letters must include the writer's name, address and phone number, and must be under 300 words. Letters can be edited for clarity or length. Letters are the views of the author and not necessarily the views of the newspaper or its advertisers. E-mail letters to: [letters@ebpublishing.com](mailto:letters@ebpublishing.com) or send by mail to: The Editor, San Leandro Times, 2060 Washington Ave., San Leandro, CA 94577.

#### Bike Lanes Are Our Best Path Forward

Editor,

Thanks to the mayor, the entire City Council, and to Sheila Marquises and the many staff and community members who together moved us forward to approve the Crosstown Corridors.

The issues with protected bike lanes have been dealt with extensively in these pages, but the bottom line almost everyone agrees on after engaging with the tradeoffs: they will help pedestrians, seniors, people with disabilities, cyclists of course, and represent the best path toward making our city the culturally and economically vibrant, walkable locale we want.

The Crosstown Corridor plan is certainly not complete in itself. We will need to truly connect the Williams corridor to the Bancroft

corridor. Many intersections need to be improved further. Ultimately, we need a protected network that can get people anywhere in the city safely by bike, foot, or chair.

In the short term, let's work to fund the corridor project, reduce speed limits along with road-designed speeds, and expect our infrastructure budget at every point to build streets that work for everyone including drivers, instead of the status quo that works for no one but drivers.

**John Minot**  
San Leandro

#### Let's Clarify Who Subdued the Gunman

Editor,

In the article regarding City Hall raising the transgender flag in remembrance of the Club Q victims, I was disappointed to see

an error regarding the people who stopped the gunman. Any fact checking would have revealed the gunman was stopped by three people – Richard Fierro, plus another unnamed man, and a [trans]woman.

Considering the amount of trans erasure that occurs regularly in our society, in an article specifically recognizing and mourning the queer community, it would have been appropriate for the paper to confirm the people involved in apprehending the gunman.

**Kimberly Kupferman**  
San Leandro

#### Let's Clean Up the Downtown Plaza

Editor,

I think San Leandro would be even nicer if the Downtown Plaza was kept garbage-free. The plaza is owned by a real estate investment trust called Regency Centers which owns \$11 billion in properties around the United States.

I have sent them an email to [info@regencycenters.com](mailto:info@regencycenters.com) and called their Bay Area office at 925-279-1800 to ask them to do a better job keeping the Downtown Plaza garbage-free. I request my San Leandro neighbors to call them, too.

**C. Conrad Cady**  
San Leandro

#### Escalate War Against Russia

Editor,

We must face these facts about Russia's war against Ukraine:

1. While Russia is losing ground previously taken from Ukraine, it is overwhelming Ukrainians with massive attacks on power and water infrastructure.

2. Ukrainians are absorbing these blows with resilience and courage, but their endurance has limits.

3. Russia has more offensive weapons, including cheap drones, than Ukraine's expensive defense weapons.

4. While we provide Ukraine's defensive weapons, our supplies are running low.

5. China is backing Russia's proxy war against us to deplete our ability to defend other places interesting to China.

6. Ukraine is a far better proxy client than Afghanistan was; its troops are loyal and hard-fighting; American weapons aren't being siphoned into enemy hands.

7. Russia must be forced to withdraw back to its original borders before our war supplies are depleted.

8. We must allow Ukraine to use our weapons offensively, to knock out Russian supply lines, military storage depots, command

posts, and launching platforms.

**Bruce Joffe**  
Piedmont

#### Support Rooftop Solar

Editor,

Californians need to take action now to save rooftop solar. The California Public Utilities Commission (CPUC) has consistently been in the pocket of the big utility companies like PG&E, Southern California Edison and others.

They're trying to make it unaffordable to add rooftop solar by drastically reducing the energy credit you get when you sell your energy back to the utility.

The CPUC has scheduled a meeting to decide this on December 15th.

Rooftop solar is a very important resource that all Californians should have, but the utility companies think otherwise. We need to remind our Governor and the CPUC that this resource actually saved California from massive power outages during the heat wave in September, and rooftop solar should be part of the governor's plan to achieve a carbon-free economy.

Please call the Governor and register your feelings about this.

**Greg Fite**  
Hayward





Eagle Scout Scott Wong (photo at left) by watering system he and his father Ronald installed on the side of the Alta Mira Club. Eagle Scout Sydney Yee (upper right) by path she paved behind the club. Scout Marcus Thai (below) by site of the low fence he will soon be building along with his father Thuan.

## Historic: The side of the Alta Mira Club now adorned with flowers

*continued from front page*

into the longtime Boy Scouts. They are now called simply the Scouts. Eagle is the highest rank, earned by relatively few, and it requires completion of a community service project.

Yee installed pavers in the path behind the club to allow easy access to trash and recycling bins. They were previously reached by slogging through a muddy area, according to Alta Mira Club caretaker Shirley Mendez.

"After Sydney finished the path, one of the men from the

recycling company stopped by to personally thank us," Mendez said. "He said getting to the cans before had been quite a challenge."

The side of the Alta Mira Club along Leo Avenue is now adorned with beautiful flowers that use little water during a drought, Mendez said. That's thanks to the drip-irrigation system built by Eagle Scout Wong and his father Ronald, Mendez added.

Thai said he is about to start building a low fence in the club's small parking lot, with help from his father Thuan.

an. The job should take several weeks to complete.

Thai explains that vegetation and a neighbor's fence on one side are vulnerable to cars overshooting small wooden blocks at pavement's edge, and his low fence would protect both.

Wong is a 2022 graduate of Arroyo High School who now attends UC Merced and returned to San Leandro to do his project.

Outgoing City Council member Corina Lopez helped bring together the Scouts and the Alta Mira

Club for the project. Lopez had known Priscilla Lee, Sydney's mother, from the Leadership San Leandro class they had both been in some years ago.

"The Alta Mira Club is an anchor of our community, but it relies on private funds for its very substantial upkeep," said Lopez. "Involving the Scouts and other young people in their future builds links between generations."

"I'm hoping some of the people getting involved now will be our caretakers of the future," Mendez said.



PHOTOS BY MIKE MCGUIRE

## New Affordable Below Market Rate Homes for Sale in SL

Under the City of San Leandro's Inclusionary Housing (IH) Program, six new Below Market Rate (BMR) homes will become available for sale starting in January 2023.

The City's IH Program requires that at least fifteen (15%) percent of homes sold in new developments are set aside at prices affordable for low to moderate income households.

The six (6) new large three level BMR townhomes, within a total of 39 townhome units,

are located at the new Maple Lane Development (687 Manor Drive). The BMR homes include: two low-income 1,605 square foot two-bedroom homes; and four moderate-income 1,760 square foot four-bedroom homes.

All the homes will have two car garages. The projected BMR sales price of the homes will be approximately \$275,000 for the two-bedroom homes, and \$575,000 for the four-bedroom homes.

To qualify for the BMR

homes, a household's gross combined incomes must be below the maximum income requirements. For the 2-bedroom BMR units for low-income households, the maximum income limits by household (HH) size are: \$87,000 for 2 person HH, \$98,650 for 3 person HH, \$109,600 for 4 person HH and \$118,400 for 5 person HH. For the 4-bedroom BMR units for moderate income households, the maximum income limits by household (HH) size are:

\$171,350 for 4 person HH, \$185,050 for 5 person HH, \$198,750 for 6 person HH and \$212,450 for 7 person HH. There is a preference applied in the lottery toward first-time homebuyer households who live and/or work in the city of San Leandro. Households should also have savings in an institutional account to apply 3% towards a down payment; have at least a 640 FICO score; and the capacity to be approved by a Program certified lender for a mortgage

to purchase the home.

The lottery intake, screening, and administration; and IH Program underwriting for the Maple Lane BMRs, is conducted by a City contracted non-profit, the Bay Area Affordable Homeownership Alliance (BAAHA). The private developer for the Maple Lane Development, DR Horton, is separately marketing the remaining 33 market rate units.

To get more information on this BMR homeownership

opportunity visit BAAHA's website at <https://www.myhomegateway.org/sanleandro-maplebmr.html>.

All households interested in purchasing a BMR must submit a Lottery application to BAAHA by no later than 5 p.m. Friday, Jan. 6, 2023. Applications can be obtained at BAAHA's website <https://www.myhomegateway.org/sanleandro-maplebmr.html>. For more information contact BAAHA by email at [info@myhomegateway.com](mailto:info@myhomegateway.com).

## Forecast: The storm will produce a heavy snow in the Sierra Nevada

*continued from front page*

snow levels so far this season with a few inches possible down to 2,000 to 2,500 feet on Mt. Diablo, the Mt. Hamilton range and the Santa Cruz Mountains.

Snow mixed with rain could fall to lower elevations in the heavier showers. Total rainfall through Saturday will range from over an inch in the East Bay valleys, half an inch in the Santa Clara Valley, three inches in the Coastal

range including the Santa Cruz Mountains. And Mt. Tamalpais in Marin, and Napa and Sonoma counties could see over two inches of rain.

This storm will be a big producer of heavy snow in the Sierra as far south as the Tehacapis. Sugar Bowl and Donner Ski Ranch at Norden will likely get 4 to 5 feet. A Winter Storm Watch has already been issued by the National Weather Service for the Sierra.

The snow level will lower into the Mother Lode along Highway 49 with snow at Grass Valley, Nevada City, Columbia, Sonoma and El Portal in Yosemite. Local water supplies will benefit greatly from the new weather systems. Interesting to note that percentage-wise the South Bay and Santa Clara Valley has had more rain this year than other wetter locations.

Since October 1, San Jose has collected 1.71", almost a

half an inch more than Santa Rosa at 1.24", traditionally a North Bay wet spot. By comparison, Concord rainfall to date is 1.31", Oakland 1.46" however Hayward has received 2.25", (106% of average) much of that during a heavy thunderstorm early last month.

Sunny and cold weather next week with highs only in the 50s. More lows in the 20s and 30s with lots of frost.

Next rain appears to be

around December 10.

Meteorologist Mike Pech-

ner is a former KTVU weather producer.

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## Demolition: ‘Everything indicated there would be sufficient street parking’

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developed into 42 apartments, including four affordable units with 55 parking spaces.

Developer Tom Silva with Eden Realty in San Lorenzo said demolition is the first phase but the recession might delay the construction. Under the agreement with the city, Silva has four years to finish the 1388 Bancroft project or renegotiate the terms.

“Once we see the other side of this recession, we’ll likely take more action,” Silva said. “Interest rates have doubled, and there are other large-scale housing units opening up in Hayward and Oakland, so there’s a bit of wait-and-see involved.”

The San Leandro City Council approved the development in September 2020 but asked staff to review the parking management plan by the developer to ensure that he made efforts to have residents use the on-site parking spaces. Silva offered to have an on-

site car share service available, provide some guest parking spaces on-site, and proposed an unbundled parking system so only tenants with cars who wanted to pay for reserved

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— Developer Tom Silva

parking could do so.

Silva said he envisioned this project as a public transit-friendly project and received certification from

TransForm, a regional transit organization, as a walkable and bikeable development because you can walk and bike to San Leandro BART and major bus routes are nearby.

“After several months of conducting two city sponsored on-street parking studies and an independent traffic and parking consultant reviewed other options after meeting with nearby neighbors, everything indicated that there would be sufficient street parking currently and when 1388 Bancroft is built,” said City of San Leandro Community Development Director Tom Liao.

The parking lot of the medical build has been used as by parents of Bancroft Middle School students to drop off and pick up their kids. Last week, Silva sent a letter to Bancroft Middle School to alert parents that they will no longer be able to use the parking lot, starting December 30.



PHOTO BY JIM KNOWLES

The Bancroft Professional Building at 1300-1380 Bancroft Avenue will be demolished to make way for an apartment building. But the date to begin the construction on the apartments is still up in that air.



## SPECIAL EVENTS

**December 2**

### Time Capsule Burial Ceremony

4 p.m. - Root Park

### It's a Wonderful Night - Downtown San Leandro Plaza

5:30 p.m. Tree Lighting, 6 p.m. Event Kick Off

Hosted by the Downtown Association, this holiday community tradition returns!

Thank you for celebrating  
the City's 150th birthday this year!  
If you want to see photos from past events,  
please visit [www.SanLeandro.org/150](http://www.SanLeandro.org/150)

