



Happy St. Patrick's Day

RECIPES FOR IRISH SODA BREAD,
CORNED BEEF CABBAGE

4

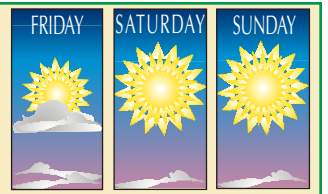
WEEKEND WEATHER

SUNNY

HIGHS: 76-81

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

LOWS: 71-75



San Leandro Times

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

VOL. 33 • NO. 11

THURSDAY, MARCH 14, 2024

SAN LEANDRO • CALIFORNIA



PHOTO BY MIKE McGUIRE

San Leandro High School principal Maite Barloga, in middle, is flanked by seniors Isaac Rodriguez and Chase Rivas, in front of a board listing her many tasks.

New Principal Takes the Helm at SLHS

By Michael Singer
San Leandro Times

Maite Barloga was named the new permanent principal at San Leandro High School on February 16. She had been acting principal since the controversial departure of co-principals Ronald Richardson and Reginald Richardson in December.

Barloga had previously been associate principal at the high school and had taught biology at SLHS a decade ago before going on to teaching assignments elsewhere in the district.

"I was very honored to be appointed as the permanent principal with the support of the staff and the board," Barloga said.

The school district surveyed the staff before offering Barloga the permanent position, and had found enthusiastic support for her hiring, said district spokesperson Keziah Moss.

Some supporters, though, had questioned if she really wanted the position after the turmoil of the fall semester

see PRINCIPAL, page 5

Plans Underway To Redevelop Bayfair Area

Transit Oriented Development plan to convert mall into village

By Michael Singer
San Leandro Times

The plan to convert some of the 150 acres in and around Bayfair Mall into a neighborhood with homes, shops, and transportation options recently took two steps forward after unanimous votes by the San Leandro City Council.

On Monday, March 4, the City Council voted unanimously (7-0) to facilitate a state-funded \$50 million contract with Pacific West Communities to construct a 497-unit, 1-bedroom housing on the lot between East 14th Street and the Cinemark Cen-

tury movie theater. The contract also covers collaborating with BART to add nearby bike and pedestrian amenities that encourage walking and cycling.

On February 20, the San Leandro City Council voted unanimously to facilitate a state-funded \$1.8 million consulting contract with Good City Company to begin the design and environmental process. The design would include refurbishing and reimagining the retail space between

see BAYFAIR, page 11

Police Make Arrest In Speedway Gas Station Murder

Police arrested a suspect in the homicide last month at the Speedway Gas Station on East 14th Street.

San Leandro police arrested 40-year-old Dennis Lee near his residence in Stockton last Friday with the assistance of deputies from the San Joaquin County Sheriff's Office.

Search warrants executed at Lee's home, as well as his parents' home in Castro Valley, resulted in the recovery of clothing worn by Lee during the commission of the homicide and two illegally possessed firearms, police said. On Monday, Lee

see SPEEDWAY, page 11

Murder-Suicide Ends on I-580

By Michael Singer
San Leandro Times

A woman was shot and killed in Pleasanton by her estranged boyfriend who later took his own life on I-580 near 164th Avenue in San Leandro last Thursday, leaving their child orphaned.

According to police, the names, ages, and other details are being withheld at the family's request and confidentiality laws.

Around 11:10 a.m. on

March 7, the woman's neighbor called the police about gunshots at a residence. Officers found the woman alone inside the home—unresponsive with multiple gunshot wounds. Police say her boyfriend forced entry through a sliding door in the back of her house, and, during an argument, he shot her several times before fleeing in a black sedan car.

An unmarked Pleasanton police car spotted the man's

vehicle driving away from the scene and followed him onto westbound Interstate 580. The California Highway Patrol, San Leandro Police Department, and the Alameda County Sheriff's Office also responded to assist.

Officers followed the vehicle until it collided with the center median and came to a stop on I-580 westbound near 164th Avenue at about 11:30 a.m.

Officers attempted to com-

municate with the man, but he did not respond. They then used tear gas, but there continued to be no response from the driver. At about 12:25 p.m., officers approached the vehicle and discovered the driver had died from a self-inflicted gunshot wound.

Traffic on I-580 through Castro Valley and San Leandro came to a standstill for several hours while the coroner and police removed the suspect

see I-580, page 12

INSIDE YOUR TIMES

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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 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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Black Marathon Runners to Be Honored

Two East Bay marathon runners, including one from San Leandro, will be among the four runners featured when the National Black Marathoners Association host the National Black Distance Running Hall of Fame Induction at Laney College's Odell Johnson Performing Arts Center Concert Hall in Oakland, on Saturday, March 16 from 2 to 4:30 p.m.

This event will also be the Oakland premiere of the documentary, "We ARE Distance Runners: Untold Stories of African American Athletes," which features "Coach Mama Lisa" Felder of San Leandro, and "Coach Al" Jackson.

They were both inducted into the National Black Distance Running Hall of Fame in 2015 along with Olympic marathon medalist Mebrahtom "Meb" Keflezighi.

This event is held during the Oakland Marathon Weekend. For more information and



Lisa Felder

to obtain tickets to the 2024 National Black Distance Running Hall of Fame Induction, including the local premiere of "We ARE Distance Runners: Untold Stories of African American Athletes," visit <https://blackmarathoners.org/2024-hall-of-fame.shtml>.

"The most rewarding aspect of my life is running," said Felder, known as "Mama Lisa" to her runners and friends. "It has taken me and thousands of athletes I've trained through the 'Team in

Training' program to incredible heights."

Alphonzo Jackson of Oakland, known to his friends as "Coach Al," also is featured. He said being included in the documentary "was a total shock. But I have many people to thank for that. I didn't do it all by myself."

He trained with a lot of Olympic marathoners "and we always got the best out of each other," Jackson said. "What it taught me was 'Your health is your wealth.'"

But coaching so many novice marathoners is also what he is proudest of in his long running career.

"Teaching people to run, and a love for running – people did things they never dreamed they could do," Jackson said.

The documentary also features Hall of Fame honorees Ronald Gregory, Shalisa Davis, and Anthony "Tony" Reed, the director. The documentary and related shorts



Alphonzo Jackson (Coach Al) and Lisa Felder will be featured in the documentary about African American distance runners that will be premiered on Saturday at Laney college in Oakland.

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were selected by 14 United States, Canadian, Swedish, French, and Indian film festivals where it received 16 awards, including six wins.

The marathoners association is also hosting the induction ceremony where Joseph Gray and Shalisa "Lisa" Davis will be inducted. Gray is considered the greatest male mountain runner of all time, according to a World Mountain Running Association (WMRA) poll.

Among his many accom-

plishments, he's the two-time World Mountain Running Association (WMRA) World Champion and 36-time USA National Team Member.

Davis has completed more than 200 marathons and ultramarathons, which included running marathons in all 50 states.

She also set the world record for women running marathons on each of the seven continents in seven days, 30 minutes, and 27 seconds in 2017.

sled Spring Fling!

Be a Sponsor and Make an Impact!

Fundraising Dinner on Friday, April 26
AND
Cornhole Tournament on Saturday, April 27

This two-event extravaganza replaces our 'usual' fall gala, and sponsorship opportunities for one or both events are available now. Show your support for education in San Leandro and impact thousands of students while having a great time at SLED's Spring Fling!

For sponsorship details:
www.sledfund.org/springfling/

Community Calendar

Financial Wellness Workshop

Join the library as Patelco Credit Union guides us through Financial Wellness in this free, 3-part workshop from 6:30 to 7:30 on three nights at the Manor Branch Library, 1241 Manor Blvd. in San Leandro. Session 1: Basic Banking (March 14). Session 2: Credit Cards & Credit Scores (April 9). Session 3: Setting goals for Budgeting (May 14). No registration required. Open to Adults 18+.

Arroyo Athletic Boosters Crab Feed

Arroyo Athletic Boosters will hold their Crab Feed Fund-raiser on Saturday, March 16, from 4:30 to 11 p.m. Tickets are \$75 for adults, \$50 for kids 6 to 12. All you can eat cold crab, salad, pasta, bread. Raffle Prizes, DJ, No-Host Bar. Tickets: <https://ahs.slzsd.org/apps/pages/arroyocrabfeed>

Alta Mira Club

St. Patrick's Day Tea Dance

The Alta Mira Club, 561 Lafayette Ave. in San Leandro, will host a St. Patrick's Day Tea Dance featuring the Paul Price Society Orchestra on Sunday, March 17, from 3 to 5 p.m. Listen or dance to vintage music from 1890 to 1935. Hors d'oeuvres will be served. Tickets are \$15. Green attire optional. For reservations, contact Grace Gallagher at gracegg@aol.com or 510-568-9322.

San Leandro Garden Club to Meet

The San Leandro Garden Club will meet on Tuesday, March 19, at 10:30 a.m. at the new location – the Marina Community Center, 15301 Wicks Blvd. in San Leandro. The speaker this month will provide instructions on cleaning and taking care of your gardening tools. Club activities include gardening tips and plants, crafts, tours, speakers, fundraising events, as well as donations to local nonprofit organizations. Everyone is welcome.

Washington Home Owners to Meet

The Washington Home Owners Association will host its monthly meeting on Wednesday, March 20, at 6:30 p.m. in Room C of the Marina Community Center, 15301 Wicks Blvd. Michael Jeffery will discuss building inspection and the new changes in building codes for San Leandro. For more information, call Bob Glaze at 510-352-2058.

St. John's Church

Bake Sale and Treasure Sale

St. John's Church, 264 East Lewelling Blvd. in San Lorenzo, will hold a bake sale and treasure sale on Saturday, March 23, from 3 to 7 p.m.; and Sunday, March 24, from 9 a.m. to 3 p.m. There will be an assortment of scrumptious baked goods as well as a raffle with prizes, trinkets and treasure sale. Continental Breakfast will be available on Sunday, March 24. For more information, call St. John's Church Office at 510-351-5050.

Eden Garden Club

Talk on Composting

Eden Garden Club will meet on Monday, March 25, at 9:30 a.m. at Castro Valley United Methodist Church 19806 Wisteria Street in Castro Valley. The speaker, Alameda County Master Composter Lori Caldwell, will talk about building healthy soil, and the techniques to help with moisture retention, increasing soil tilth and feeding the soil food web. Topics will include compost, mulch and perennial plants. Meetings are free and guest are always welcome. For more information, call 510 397-1268.

Eden Garden Club Plant Sale

The Eden Garden Club will hold a plant sale on Saturday, March 30, from 10 a.m. to 3 p.m. at Paradise Gardens, 20095 Mission Blvd. in Hayward. The sale features vegetables, perennials, succulents, shrubs, natives, garden art, pottery, garden supplies and tools. Donations of plants and garden related items in good condition are accepted from 5:30 to 9:30 a.m. The proceeds are given for School Garden Grants awarded to high schools in Castro Valley and Hayward. Email edengardenclub@yahoo.com for more information.

Women's History Month Tiny Art Show At the Main Library

View the Women's History Month Tiny Art Show at the San Leandro Main Library, 300 Estudillo Ave.

The library will be showing off patron submitted art pieces inspired by women artists to highlight and celebrate women creatives. Come get inspired, learn about women's history and enjoy the talent in our community.

Artwork will be on display through the month of March at the Main Library in the display area across from the Information Desk.

Apply for Board of Washington Home Owners Association

The Washington Home Owners Association is now accepting applications for its 2024-26 Board of Directors.

A letter asking to be considered must be submitted by mail at WHOA, PO Box 4234, San Leandro, 94579. Or by email: contact@whoasf.com.

All request must be submitted by March 19. Election is April 17.

You must be a paid member of the association.

For more information, call Bob Glaze at 510-352-2058.



Entries Being Accepted for this Year's Cherry Festival Parade

Applications are being accepted for entries in this year's Cherry Festival parade.

The parade will kick off at 10 a.m. on Saturday, June 1, running up Parrot Street and then north on East 14th Street to Estudillo Avenue in downtown San Leandro, and finishes at the Main Library.

The Cherry Festival Pa-

rade honors San Leandro's heritage as the former cherry-growing capital of the region. Cherry Festival Parade applications are available online at www.sanleandro.org/CherryFestival. Applications are being accepted until Friday, March 29.

San Leandro businesses, schools, residents, and com-

munity groups are encouraged to take part either by entering as a participant or coming as a spectator.

For more information regarding the Cherry Festival, visit: www.sanleandrocherryfest.com or contact the City's Recreation Division at cherryfestival@sanleandro.org or call 510-577-3462.

Textile Art by African American Quilt Guild

Textile art by members of the African American Quilt Guild of Oakland is on display through April 9 at the

Hayward Area Historical Society Museum, 22380 Foothill Blvd. in Hayward. The display showcases a collection of 40

quilts by East Bay artists, as well as the culture, heritage, and traditions of African American quilting.

Cleanup Day: Pick Your Own Location

Harlan Has Heart and Councilmember Bryan Azevedo present Global Recycling Day: Virtual Cleanup on Sunday, March 17, 2024 from 10 a.m. to noon. Participants pick the location (anywhere in San Leandro).

All are welcome. Get to know your neighbors while

helping to beautify San Leandro by cleaning up trash in local parks, shared community spaces, or on your own street.

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.

CASTRO VALLEY UNIFIED SCHOOL DISTRICT EDUCATION JOB FAIR

Saturday, March 16th
9:00 a.m. - 12:00 p.m.

Castro Valley High School, 19400 Santa Maria Ave.
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- | | |
|---|--|
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Celebrating St. Patrick

The Irish have observed St. Patrick's Day as a religious holiday for more than a 1,000 years. Although it really isn't an Irish food tradition, corned beef and cabbage has certainly become the American celebratory meal to honor St. Patrick. So, come Sunday, enjoy this delicacy at your favorite restaurant, or prepare it at home. As you can see, it's an easy-to-prepare dinner – just give it time to simmer till it's fork tender, and serve with Irish soda bread.

TRADITIONAL CORNED BEEF & CABBAGE

3 pounds beef 3 pounds corned brisket

with spice packet
10 small red potatoes
5 carrots, peeled and cut into 3-inch pieces
1 large head cabbage
Rinse corned beef, then place it in large pot or Dutch oven and cover with water. Add the spice packet that came with the corned beef. Cover pot and bring to a boil, then reduce to a simmer. Simmer approximately 50 minutes per pound or until tender.

Add whole potatoes and carrots, and cook until the vegetables are almost tender. Add cabbage that has been cut into small wedges and cook for 15 more minutes. Remove meat and let rest 15 minutes. Place vegetables in a bowl and cover. Add as much broth (cooking liquid reserved in the Dutch oven or large pot) as you want. Slice meat across the grain. Yields 5 servings.

Cook's Tip: If seasoning packet is not included with corned beef brisket, substitute 1-1/4 teaspoons pickling spice, or just add 15 peppercorns, 8 whole cloves and a bay leaf.

IRISH SODA BREAD

2-1/2 cups flour
1-1/2 teaspoons baking powder
3/4 teaspoon baking soda
1 teaspoon salt
4 tablespoons sugar
1-1/2 teaspoons caraway seeds
3 tablespoons butter
1 cup buttermilk*
2/3 cup raisins, chopped
1 tablespoon melted butter
1/4 teaspoon cinnamon

*If you don't have buttermilk, put 1 tablespoon plain vinegar in measuring cup and add milk to make 1 cup.
Preheat oven to 375°F. Grease an 8- or 9-inch-round layer-cake pan. In food-processor bowl,

combine flour, baking powder, baking soda, salt, 3 tablespoons sugar and caraway seeds. Add butter and process until mixture resembles oatmeal. Put into medium-size bowl. Make a well in center of flour mixture; pour in buttermilk and add raisins. Mix lightly. Turn out onto a lightly floured board and knead gently a few times. Shape into a 5-inch-round loaf and place in prepared pan. Using a sharp knife, cut dough crosswise into quarters, about one-third of the way through. Brush top surface with melted butter and sprinkle with remaining sugar that has been mixed with the cinnamon. Bake for 35 to 45 minutes until golden brown. Serve warm with butter. Makes 1 loaf.

APPLE & BARLEY PUDDING

4 tablespoons pearl barley
1-1/2 pounds apples, peeled, cored and sliced
2 ounces sugar
3/4 tablespoon heavy cream
1 quart water

Put the barley in the water and bring to a boil. Add the sliced apples and continue cooking gently until the barley and apples are soft. Press through a sieve, or put through the blender, and put back in the saucepan. Add the sugar and lemon juice and bring to the boil again. Remove from the heat, allow to cool, and then chill. Serve cool with the cream stirred in.

IRISH COFFEE

1 cup fresh, hot coffee
1 ounce Irish whiskey
Sugar cubes to taste
Whipped cream
Heat whiskey. Pour coffee into a warm cup with the desired amount of sugar. Then use a spoon turned upside down and pour whiskey over it so it flows down gently. Float a heaping tablespoon of whipped cream on top. Don't stir – the coffee is sipped through the cream.

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LEGAL NOTICE

NOTICE OF PETITION TO ADMINISTER ESTATE OF
Willis A. Clingenpeel
Case Number: 24PR066481

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Willis A. Clingenpeel**
A Petition for Probate has been filed by **Richard Clingenpeel**, in the Superior Court of California, County of Alameda. The Petition for Probate requests that **Richard Clingenpeel**, 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 April 5, 2024, 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.

Attorney for petitioner: Spencer W. Chen,
135 Main Street, Suite 1200 San Francisco CA 94105 (415) 957-1800

LEGAL 1150-24PR066481 03/14/24, 03/21/24, 03/28/24

HOROSCOPE by Salomé © 2019 King Features Synd., Inc.

ARIES (March 21 to April 19): You're correct to want to help someone who seems to need assistance. But be careful that they aren't pulling the wool over those gorgeous Sheep's eyes. You need more facts.

TAURUS (April 20 - May 20): The Bovine's optimism will soon dispel the gloom cast by those naysayers and pessimists who still hover close by. Also, the good news you recently received is part of a fuller message that is yet to come.

GEMINI (May 21 to June 20): Feeling jealous over a colleague's success drains the energy that you need to meet your own challenges. Wish them well and focus on what you need to do. Results start to show up in mid-March.

CANCER (June 21 - July 22): You're likely to feel somewhat crabby these days. So, watch what you say, or you could find yourself making lots of apologies. Your mood starts to brighten by the weekend.

LEO (July 23 - August 22): Your pride might still be hurting from those unflattering remarks someone made about you. But cheer up -- you're about to prove once again why you're the Top Cat in whatever you do.

VIRGO (August 23 - Sept. 22): A misunderstanding with a co-worker could become a real problem unless it's resolved soon. Allow a third party to come in and assess the situation without pressure or prejudice.

LIBRA (Sept. 23 - October 22): Call a family meeting to discuss the care of a loved one at this difficult time. Don't let yourself get pushed into shouldering the full burden on your own.

SCORPIO (October 23 - November 21): An upcoming decision could open up a path to an exciting venture. However, there are some risks that you should know about. Ask more questions before making a commitment.

SAGITTARIUS (Nov. 22 - Dec. 21): Personal matters need your attention during the earlier part of the week. You can start to shift your focus to your workaday world by midweek. Friday brings news.

CAPRICORN (Dec. 22 - Jan. 19): You've been going at a hectic pace for quite a while. It's time now for some much-needed rest and recreation to recharge those hardworking batteries.

AQUARIUS (Jan. 20 - Feb. 18): This is a good time to upgrade your current skills or consider getting into an entirely different training program so that you can be prepared for new career opportunities.

PISCES (Feb. 19 - March 20): Keep a low profile in order to avoid being lured away from the job at hand. Focus on what has to be done and do it. There'll be time later to enjoy fun with family and friends.

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CROSSWORD PUZZLE ANSWERS

S	P	U	R	L	A	B	U	L	N	A
P	E	R	I	C	U	T	I	E	R	
E	A	S	T	F	E	R	O	F	I	T
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Arroyo Lineman Fifita Headed to Cal Poly

Kamani Fifita signs college letter of intent

Kamani Fifita, a 6-foot-6, 320-pound lineman on the Arroyo High football team, has signed a National Letter of Intent to play football for the D1 program at Cal Poly San Luis Obispo.

Fifita played all four of his high school years at Arroyo, and was a first team all-WACC player three of those years.

Head coach Jeffery Pride credits Kamani's success as a recruit to his humility, but also the dedication he and his parents put into the recruiting process.

"They got him into football camps, kept his grades in check – if there is a blueprint, that is it," says Pride.

In addition to being a star athlete, Fifita put in work as a student. His cumulative GPA of 3.8 may have been good enough to gain acceptance to the academically elite university without his athletic achievements.

He intends to major in civil engineering, which accepted only 20 percent of applicants, according to the university's 2023 freshman profile.

When asked about how he



PHOTO BY SEBASTIEN INTON

Kamani Fifita posing with athletic director Mike Budge and coach Jeffery Pride after signing.

plans to juggle football and a rigorous academic schedule, Kamani simply says, "Just do the work."

HEALTH & FITNESS

How Are those New Year's Resolutions Coming Along?

By Mitch Rothbardt
Special to the Times

This is an interesting time of year. We're into March and studies have shown that right about now is when people's New Year's resolutions melt away like a snowflake in your hand.

Why is that? It usually has something to do with one or more of these four things:

1.) Lack of a realistic plan – You don't know what to do or when to do it.

2.) Lack of accountability – Without anyone to answer to, it doesn't feel like it matters if you do it or not.

3.) Not really knowing your goals – If you don't have an emotional connection to your goals, you won't push through when it gets hard.

4.) Not thinking with the long term in mind – If what you're doing isn't sustainable (extreme diets or crazy workouts) you won't be doing it for long.

Sometimes people don't

realize all that goes into making a big change, and that winds up making the change much harder than they thought it would be.

For example, if you're going to change your diet, you need to:

- Think over your shopping list, which used to be automatic.

- Re-think your usual breakfast.

- If you work in an office, you may need to bring your lunch.

- Re-think your usual dinner (good luck on this one if you have a family.)

- Find new recipes to make.

- Take time for meal preparation.

That's when the all-time change killer, All-Or-Nothing-Thinking takes over.

"If I can't do this 100 percent, I won't do it at all."

That doesn't help, does it? Instead of doing that, how about changing just one meal? Doesn't that feel more manageable?

Let's talk about the first thing on my list, the lack of a realistic plan. Why do people need New Year's resolutions? Because they want to do something they haven't done before.

That implies they don't know how to do it, right?

The approach many take, is like if I want to remodel my bathroom and immediately walk into it swinging a sledgehammer. Maybe I'm being a little conservative about this, but I think a better approach would be consulting with someone who may have some expertise in that arena.

To sum it all up, New Year's resolutions are like any other goal. They require planning and forethought. They require knowing what works for you and what really means something to you.

They require a realistic look at your life and circumstances. They may require some help, too. Don't be afraid of that. Don't just close your eyes and start swinging the sledgehammer in your bathroom.

And when all is said and done, remember that the goal is progress, not perfection, and progress can occur in tiny little steps. The pursuit of perfection above everything else usually results in no change at all.

Mitch Rothbardt is the owner and head trainer at Castro Valley Fitness. He can be reached at Mitch@CastroValleyFitness.com.

Principal: 'The start of high school can be intimidating'

continued from front page
at the school, which included student walkouts and demonstrations about Principal Ronald Richardson being removed his job.

Moss and Barloga both expressed hopes that the appointment of a permanent principal can help stabilize leadership at the high school, where several administrative positions are open.

Normally the school runs with an administrative team of five: the principal, the associate principal and three assistant principals. But only the principal and associate principal are in place now, Moss said. The district is about to post the positions for the three missing assistant principal jobs.

Barloga said she'd gotten the permanent position at a good time in the school year, when planning is beginning for the next school year. She'll also be able to open the new gym in the fall, hopefully in time for the start of classes. The gym is currently under construction.

"It's actually safe for the faculty and staff to go in now

and look around, as long as they wear a hard hat," she laughed.

The new principal is looking forward to finding new ways for students to start high school smoothly and for their special talents to be found once they're there.

"We are looking for more opportunities to raise student voices and family voices," Barloga said. The school already offers coffee meetings with families and would like to have more informal meetings among students, minus the coffee.

"We have 38 languages spoken at the high school," Moss added. But even if the student already knows someone who literally speaks their language, the start of high school can still be intimidating, she said.

Orientation, conducted in an otherwise empty school, serves a function, Barloga said. But she would like to add tours of the school while it's in session for students who will be attending it soon or even in a few years. She'd also like to start visits by high school students to the middle schools, in

addition to the existing visits to elementary schools.

"That way our entering students know at least a few people who are already at the high school when they get there, and who can show them some of the basics that orientation might not have gotten to," she said.

The high school students are now beginning to meet with counselors to get ready for next year, Barloga said. The counselors, though, have started asking students what they would like the school to offer, as well as helping students choose from what's already offered, she said.

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Public Notice

San Lorenzo USD Public Hearing on Trustee Voting Areas

As part of the transition to a by-trustee area election system by the San Lorenzo Unified School District, the District's Governing Board will hold a public hearing to receive community comments and public testimony concerning proposed trustee voting area plans. The proposed trustee voting area maps are/ will be available for viewing on the District's website, and updated as necessary, at least 7 days prior to the public hearing. The public hearing will be held during a Governing Board meeting on **March 19, 2024 at 7:00 p.m.**, located at the District Office Boardroom, 15510 Usher St., San Lorenzo, CA 94580 or via Zoom by visiting www.slzUSD.org/apps/pages/boardmeetings, then scrolling and clicking "Agenda" next to "March 19, 2024." A Zoom Webinar link will then appear at the top of the page for virtual participation.



**San Lorenzo Unified
School District**

REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Market Pundits Providing Contradictory Opinions

By Carl Medford, CRS
Special to the Times

For those conjecturing where the market is headed in 2024, good luck. There is no shortage of opinions: Zillow.com has predicted property values will decrease nationwide in 2024. In contrast, Bill Adams, chief economist at Comerica

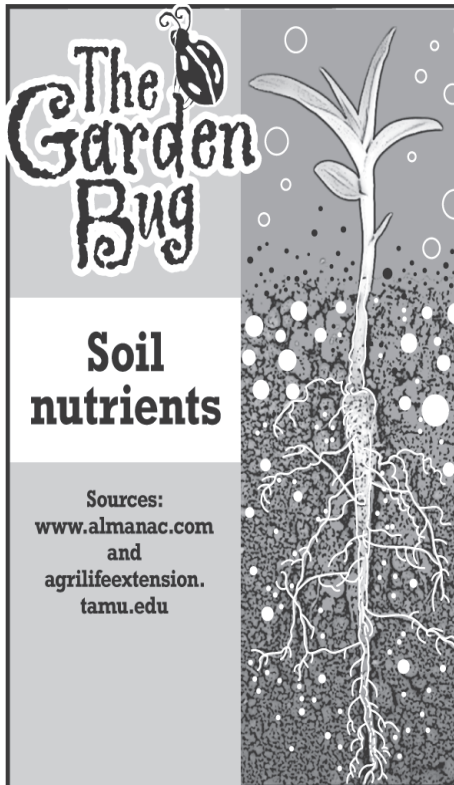
Bank, believes prices will rise an average of 2.9%.

Chen Zhao, lead economist at Redfin agrees. "Housing sales are expected to increase a bit from this year. However," she explains, "we are not expecting sales to increase dramatically, as rates are likely to remain above 6 percent." Larence Yun, chief economist at NAR (National Association of

Realtors) is more bullish, stating, "There are simply not enough homes for sale." As a result, he believes a 13% increase is in the offing this year.

We are already seeing price increases locally. From January 1st, 2024 to February 29th, 2024, Hayward single family homes were listed at an average of \$1,056,524 and sold for an average of \$1,090,195. This represents an increase of 3.19% in only two months. Castro Valley increased from \$1,171,161 to \$1,201,973, a 2.63% boost. San Leandro jumped from \$836,853 to \$868,866, up 3.83%, while San Lorenzo saw the biggest rise from \$783,765 to \$838,879, a huge 7.03% gain for a short period of time. Looking at the county as a whole, the average gain was 5.6%.

This trend is the opposite of what one might expect given the current interest rates. Historically, rising interest rates would free up inventory which, coupled with decreasing buyer demand due to higher mortgage rates would in turn bring prices down. However, a number of issues are keeping homes off the market, causing bidding wars on the few homes that are available. A Newark property just received 18 offers and saw a gain of



Carbon, hydrogen, nitrogen, oxygen, phosphorus and potassium are the primary nutrients needed in the soil for healthy and productive plant growth. Calcium, magnesium, and sulfur are needed in lesser amounts. Boron, chlorine, copper, iron, manganese, molybdenum, and zinc are needed in trace amounts. Some plants may also need cobalt, nickel, silicon, sodium, and vanadium. - Brenda Weaver

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\$260,000 over list price while a South Fremont home garnered 42 offers and sold at \$450,000 over asking.

Using the same time period of January and February, Alameda County saw 1,426 sales in 2021, 1,109 in 2022 (interest rates started rising in May, 2021), 752 in 2023 with a light bump in 2024 to 756 (due to the leap year). It is critical to remember that the decreasing numbers are not a result of fewer buyers: in reality, fewer sellers are choosing to sell, causing inventory to plummet.

Our recommendation is, instead of looking to national news sources, consult with a local Realtor who is more in tune with local conditions and pricing.

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.

RECENT HOME SALES

Home sales information is compiled and provided by CalREsource and includes Bedrooms, Square Feet and Year Built when available

Castro Valley

20114 Normandy Court 94546: \$890,000 [2 BD - 1,194 SF - 1958
3708 Greenhills Avenue 94546: \$1,370,000 [3 BD - 1,834 SF - 1987

TOTAL SALES: 2
LOWEST AMOUNT: \$890,000 **MEDIAN AMOUNT:** \$1,130,000
HIGHEST AMOUNT: \$1,370,500 **AVERAGE AMOUNT:** \$1,130,000

Hayward

1185 Kimball Avenue 94541: \$227,000 [2 BD - 680 SF - 1946
945 Fletcher Lane #111 94544: \$440,000 [2 BD - 730 SF - 1986
21391 Gary Drive #12 94546: \$466,000 [2 BD - 936 SF - 1961
310 Lafayette Avenue 94544: \$630,000 [3 BD - 927 SF - 1951
657 Atherton Place #413 94541: \$675,000 [2 BD - 1,075 SF - 1997
22626 Amador Street #1 94541: \$800,000 [3 BD - 1,538 SF - 2008
22584 Pearl Avenue 94541: \$840,000 [1,255 SF - 1977
1339 Rieger Avenue 94544: \$901,000 [3 BD - 1,399 SF - 1956
1917 Wingate Way 94541: \$902,000 [3 BD - 1,462 SF - 1964
87 Revere Avenue 94544: \$920,000 [3 BD - 1,221 SF - 1951
20151 Leif Lane 94541: \$1,144,000
514 Kim Place 94544: \$1,151,500 [4 BD - 2,094 SF - 1956
2136 Edgebrook Place 94541: \$1,325,000 [4 BD - 2,308 SF - 1989

TOTAL SALES: 13
LOWEST AMOUNT: \$227,000 **MEDIAN AMOUNT:** \$840,000
HIGHEST AMOUNT: \$1,325,000 **AVERAGE AMOUNT:** \$801,653

San Leandro

1425 152nd Avenue 94578: \$175,000 [2 BD - 1,131 SF - 1930
15925 Maubert Avenue #1 94578: \$546,000 [2 BD - 1,050 SF - 1992
132 Castro Street 94577: \$625,000 [2 BD - 1,152 SF - 1989
14329 Seagate Drive #191 94577: \$665,000 [2 BD - 1,338 SF - 1984
485 Nabor Street 94578: \$700,000 [2 BD - 865 SF - 1947
2081 Home Street 94578: \$715,000 [2 BD - 969 SF - 1948
14395 Locust Street 94579: \$762,000 [3 BD - 1,096 SF - 1952
135 Farrelly Drive 94577: \$780,000 [3 BD - 1,305 SF - 1947
1315 Dutton Avenue 94577: \$800,000 [3 BD - 1,696 SF - 1946
975 Helen Avenue 94577: \$850,000 [5 BD - 1,525 SF - 1928
1666 Redwood Avenue 94579: \$960,000 [3 BD - 1,328 SF - 1953
820 Rodney Drive 94577: \$1,150,000 [4 BD - 1,829 SF - 1936
2006 Pelican Way 94579: \$1,410,000 [4 BD - 2,820 SF - 1994

TOTAL SALES: 13
LOWEST AMOUNT: \$175,000 **MEDIAN AMOUNT:** \$762,000
HIGHEST AMOUNT: \$1,410,000 **AVERAGE AMOUNT:** \$779,846

San Lorenzo

1832 Via Natal 94580: \$900,000 [3 BD - 1,238 SF - 1955
1822 Via Rancho 94580: \$986,000 [3 BD - 1,544 SF - 1955

TOTAL SALES: 2
LOWEST AMOUNT: \$900,000 **MEDIAN AMOUNT:** \$945,000
HIGHEST AMOUNT: \$986,000 **AVERAGE AMOUNT:** \$943,500

Proteas Perform Best with Proper Soil pH

By Buzz Bertolero
The Dirt Gardener

Q I would like to germinate the seeds of Protea, Eximia, Cynaroides and Leucospermum, if they'll grow in this area. Can they be grown in large containers and then transplanted into the ground later if I decide? In addition, I have a disk of Smoke Primer but I'm not sure if it's necessary?



Proteas are very easy to grow and rarely have problems with pests or diseases.

A Native to Australia and South Africa, Proteas can be grown throughout the warmer areas of the Bay Area. They produce some of the most exotic flowers that one can use in arrangements. They're an excellent landscape or container plant.

The biggest concerns in growing them is water, soil pH, nutrients and the winter cold.

Proteas love full sun and they're a water-wise landscape shrub, as long as they're not over watered. With our clay soil, I'd hand water them instead of using an irrigation system to control the moisture. They like a soil that drains well; so, being planted in a container is ideal as the drainage is perfect.

Proteas are mostly acid-loving plants with a desirable pH around 5.0; however, some va-

rieties prefer an alkaline condition (8.0). It is variety specific so you need to know ahead time what their needs are.

Potting soil tends to be around pH neutral, 7.0, so it would be beneficial to purchase a simple pH kit to determine what you have and then adjust for the specific variety.

Soil Sulfur, Magnesium Sulfate will lower the pH while Hydrated Lime increases the pH. You'll need to follow the directions on the packaging for the amount you'll need to add to make the necessary change.

Proteas require little fertilizer containing NPK — about an eighth to a quarter of the amount given to a typical ornamental plant(s). However, they do like higher levels of Magnesium, Iron and Sulfur.

Cold weather damage oc-

curs with Proteas when the temperatures drop below 30°F, and few varieties tolerate temperatures below 20°F. Thus, it's easier to protect these plants in containers versus the ones planted in the ground.

The container size is determined by the ultimate growth habit of the variety. A one-gal-

lon to 12-inch pot for the small-to medium-size varieties and 15 gallon or 24-inch pot for the larger ones.

The seedling will need to be transplanted several times until you reach the final size.

The Smoke Disk Primer is not only necessary for ger-

mination, it's a requirement. Proteas produce a seed dormant and needs very specific conditions for germination.

In 1990, researchers realized that the chemicals in smoke from the South African bush wildfires, called fynbos, and not just the heat of the fire was responsible for breaking seed dormancy and stimulating germination.

The smoke seed primer solution contains a combination of natural substances that over-

come dormancy and stimulate seed germination. So, I'd put it to use.

Other than the root rot problem from water, Proteas are pretty easy to grow with few, if any, pests or diseases.

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.

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Mortgage Rates Dip Down

Evidence that purchase demand remains sensitive to interest rate changes was on display this week, as applications rose for the first time in six weeks in response to lower rates. Mortgage rates continue to be one of the biggest hurdles for potential homebuyers looking to enter the market. It's important to remember that rates can vary widely between mortgage lenders so shopping around is essential.

WEEKEND GARDENER

• Flowers

Sow or transplant perennials such as coralbells, coreopsis, delphiniums, foxgloves, hollyhocks, lupines and Iceland poppies. A good selection of perennials is available in six-packs, 4-inch pots and one-gallon cans at local nurseries and garden centers.

• Vegetables

Sow seeds for beets, carrots, chard, herbs, lettuces, green onions, parsley, peas, spinach and turnips.

• Cuttings

Start some new plants by rooting 3-to-4-inch long stem cuttings of dianthus, dusty miller, spurge, blue marguerite, fuchsias, geraniums, lavenders, chrysanthemums, sedums and succulents. Pinch or cut off the lowest pair of leaves, then plant the cutting in a 2-inch pot mixture of moist peat and coarse sand. Put a clear plastic cup over the cutting to form a mini greenhouse until it roots. Keep the plant moist, but not soggy wet.

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Visit bridgehousing.com/marea-alta to download a pre-application or pick one up in person Mon-Fri b/w 9a-5p at Marea Alta: 1400 San Leandro Blvd., San Leandro. For more info, call 510-686-9970.

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LEGAL NOTICES

FILED
MELISSA WILK

February 15, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604085

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

The name of the business(es):
1. Cal Marine Electronics Recreational
Marine 2. Cal Marine Electronics, located
at 673 Via Mirabel, San Lorenzo, CA 94580,
Alameda County, is hereby registered by the
following owner(s): Hensley Serenity Valley Inc.,
located at 673 Via Mirabel, San Lorenzo, CA
94580. This business is conducted by a
Corporation, This business commenced
1/29/2024
/s/Stephen Hensley
This statement was filed with the County
Clerk of Alameda County on date indicated
by file stamp above.
Expires February 14, 2029

FILED
MELISSA WILK

March 1, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604377

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

The name of the business(es):
Sage Transformations, located at 829
Bridge Road, San Leandro, CA 94577
Alameda County, is hereby registered by the
following owner(s): Kinkini Banerjee, located
at 829 Bridge Road, San Leandro, CA 94577.
This business is conducted by An Individual
This business commenced 1/15/2024
/s/ Kinkini Banerjee
This statement was filed with the County
Clerk of Alameda County on date indicated
by file stamp above.
Expires February 28, 2029
MAR 07, 14, 21, 28, 2024

February 27, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604273

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

The name of the business(es):
Advanced Patching and Maintenance,
located at 1314 Pacific Ave., San
Leandro, CA 94577 Alameda County,
is hereby registered by the following
owner(s): Carlos Jesus Avalos Padilla, located
at 1314 Pacific Ave., San Leandro, CA 94577.
This business is conducted by An Individual
This business commenced N/A
/s/ Carlos Jesus Avalos Padilla
This statement was filed with the County
Clerk of Alameda County on date indicated
by file stamp above.
Expires February 26, 2029
MAR 07, 14, 21, 28, 2024

FILED
MELISSA WILK

January 17, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 603413

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

The name of the business(es):
Cutie On Duty Cleaning Services, located
at 15375 Tropic Court #31, San
Leandro, CA 94579, Alameda County, is
hereby registered by the following
owner(s): Gia Channel Lucas, located
at 15375 Tropic Court #31, San Leandro, CA
94579. This business is conducted by An
Individual
This business commenced N/A
/s/ Gia Channel Lucas
This statement was filed with the County
Clerk of Alameda County on date indicated
by file stamp above.
Expires January 16, 2029
FEB 22, 29 MAR 07, 14, 2024
1098- SLT

February 28, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604323

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

The name of the business(es):
Lost & Found Asset Recovery Special-
ists, located at 4293 Savannah CT.,
Oakland, CA 94605 Alameda County,
is hereby registered by the following
owner(s): Denise Brazil, located at
4293 Savannah CT., Oakland, CA 94605.
This business is conducted by An Individual
This business commenced N/A
/s/ Denise Brazil
This statement was filed with the County
Clerk of Alameda County on date indicated
by file stamp above.
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MAR 14, 21, 28, APR 4, 2024
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ACROSS

1 Egg on
5 Science room
8 Arm bone
12 Actress Gilpin
13 Hosp. area
14 Wedding cake layer
15 Bridge position
16 Not "agin"
17 "Snap out --!"
18 Monet or Debussy
20 Wards off
22 "-- Poetica"
23 Be sick
24 Healthy
27 Embeds
32 Comic Philips
33 Menagerie
34 Trio after M
35 Fish lover's deli order
38 Group of quail
39 Transcript no.
40 Parched
42 Oracle setting
45 "Brigadoon" lyricist
49 Buffalo's county
50 Miss Piggy's pronoun
52 French waterway
53 -- Romeo
54 Canine greeting
55 Summit
56 Ogler's look
57 "-- -haw!" (cowgirl's cry)
58 Monopoly card

DOWN

1 Detail, briefly
2 Bell sound
3 -- Major
4 Ceremony
5 Not enlarged or reduced
6 Tennis feat
7 "Ironsides" star
8 Perfect place
9 Game show aid
10 Astronaut Armstrong
11 Sciences' partner
19 AMA member
21 Hearing thing
24 Drenched
25 Ostrich's kin
26 Palmist's prediction
28 Neither mate
29 Hit song by OneRepublic
30 Calendar abbr.
31 Covert agent
36 Seem
37 Taunting laugh
38 Secondary route
41 Concerning
42 Bargain
43 Perry's creator
44 Noncommittal answer
46 Pleasing
47 Salinger girl
48 Marsh plant
51 Tram load

ANSWERS ON PAGE 4



PHOTOS BY JIM KNOWLES

Car Destroys Downtown Dumpster Shed

A car plowed through the wall of a shed for dumpsters in the parking lot by Pelton Center on W. Juana Avenue on Monday morning, March 4. At right, Jeff Huezo and Junior Martinez clean up debris. They said a woman who was collecting cardboard in the shed was shaken up and said it was a miracle she was all right. "She must have had somebody up above looking after her," Huezo said.

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 or send by mail to: The Editor, San Leandro Times, 2060 Washington Ave., San Leandro, CA 94577.

Join the Big Tent

Editor,
We (Big Tent San Leandro) are just plain folks working to build a better San Leandro for everyone. We advocate for sensible solutions to the tough issues facing our city and organize the people in our community to solve them together, from improving public safety to supporting economic development. Our current focus is on passing a housing reform bill so that everyone has access to safe and affordable housing.

Please come to our next meeting this Saturday, March 16, from 10 a.m. to noon. We'll be meeting at the Davis Street Community Center, 3073 Teagarden St. in San Leandro. We hope to see you there.

Stephen Michael Tow
San Leandro

Agrees on One Thing with Polar Opposite

Editor,
Leo T. West while reading the letters to the editor in the San

Leandro Times is always an interesting read. Our politics are polar opposites but when you don't treat seniors or people with disabilities like the treasures they are, they are forced to speak up. ("House Rules Violate Constitution," Letters to the Editor, Feb. 29, 2024) Everyone living in a senior facility needs an advocate. What better person than Leo T. West. I often wonder if the T stands for trouble.

Anyone who works in senior health care is doing work most family members can't or choose not to. It takes a special person and finding that fine line takes dedication, commitment, and sacrifice.

I had a friend, Rene, who was an LP - Little Person, body stiff with arthritis, but she would drive to Porky's Pizza to shake a tambourine when they had live music. She was so obnoxious she could have given Leo T. West a run for his money.

Rene spent her final years in a care facility called Rose Gate, in San Leandro. Rose Gate was

owned by a woman named Katy Knox. Her staff was amazing. They specialized in memory care. We should all try harder, no matter what. Too many times people who do the heavy lifting are not celebrated. Katy was one of those people.

Too many times a corporation's bottom line will dictate the level of care available. The only way to fix that, if you have someone in a facility, is visit regularly and be a voice for your friend or loved one. That's how you change conditions. Go Leo T.

Larry Arnold
San Leandro

Tiny Fraction of Residents Decide Tax Hike for All

Editor,

I am becoming disenchanted by increasing evidence of apathy in our town. For example, I'll never understand why people here buy expensive cars and then leave them on the street or pay hundreds of thousands of dollars for a home and then leave the yard unmaintained, overgrown lawns full of weeds, foxtails and sometimes litter.

Sidewalks left un-swept and covered in bark chips and street tree debris. Street gutters filled with leaves that block the flow of rainwater and although I don't expect anyone reading this is guilty but I can't tell you how many times I've seen two or three week's worth of soggy San Leandro Times newspapers laying in a yard to rot.

The latest example of systemic apathy was the last election where only 2,421 people voted on Prop. J which was to decide if the school district should be given another \$175 million.

This proposition means every homeowner will see an increase in their property tax bill for years. Yet nobody cared.

There are about 91,000 people in San Leandro and only 2.6 percent of the residents cast a vote on this issue. The difference between those who wanted it and those that did not was 459 voters. That means .5 percent of the citizenry decided for the rest of us that we should incur a substantial increase in our property taxes. That's .5% not 5%.

If someone reached into your wallet and removed \$500 I would expect most would be pretty upset, but the SLUSD just did that and only 981 out of 91,000 objected. That is ridiculous. It is completely unfair that so few people can make such a costly decision for so many. If you agree but didn't vote, shame on you.

Steve Parker
San Leandro

Say No to Oro Loma Price Hike

Editor,

When a utility sends us a glossy multi-page flyer with pictures and graphs, you know their hands are reaching deeper into our pockets.

Ora Loma Sanitary District is now proposing a sewer rate hike

that will double sewer rates over the next four years. Will your income double anytime soon to cover these hikes?

With costs rising everywhere, Ora Loma thinks it can just raise the price whenever it wants. Taxes increase, all other utilities grab for more by raising rates, food costs rise, the cost of everything is up, and it all means that poverty is our next stop.

There is nothing to stop them, except you and me. Legally we can protest and if enough of us say "No," then it won't happen. All protests must be in writing and delivered to Ora Loma offices before May 21, 2024. Must include your parcel information and your signature, and your opposition to the increase. Send it to Ora Loma Sanitary District, 2655 Grant Ave, San Lorenzo CA 94580, Attn: Sewer Service Charges. Do it now.

Joseph Springer
San Leandro

It's All About Trust

Editor,

Nice that our city government just happened to have an extra \$24.8 million laying around to loan out to Cal Coast Companies in 2022. ("Cal Coast Defaults on City Loan," March 7, 2024) By the way, I'm in need of a \$2 million short-term loan. Attached is my non-refundable down payment check for \$500 and you can totally trust me to pay ya back.

Ken Kellogg
San Leandro

Bayfair: Looking for where housing can be added, how to solve parking

continued from front page

Target and the Carrington College and DaVita offices. Good City will also help with designing the streets on the site, including small parks and space for public gatherings.

Both contracts are part of the Bay Fair Transit-oriented Development (TOD) Plan, which the City Council adopted in 2018.

"This is a coordinated vision over time," Community Development Assistant Director Avalon Schultz told the Times. "We're looking to these partners to help us sort out where housing can be added, where other non-residential buildings will go, how to solve for parking, and also create open spaces."

Connection from East 14th Street to Bay Fair BART

Improvements will also include a direct walking and biking connection between East 14th Street and BART parking on the station's east side. This includes building new connections over Estudillo Canal and adding ADA-compliant Bay Fair BART station access.

What's staying is Target,

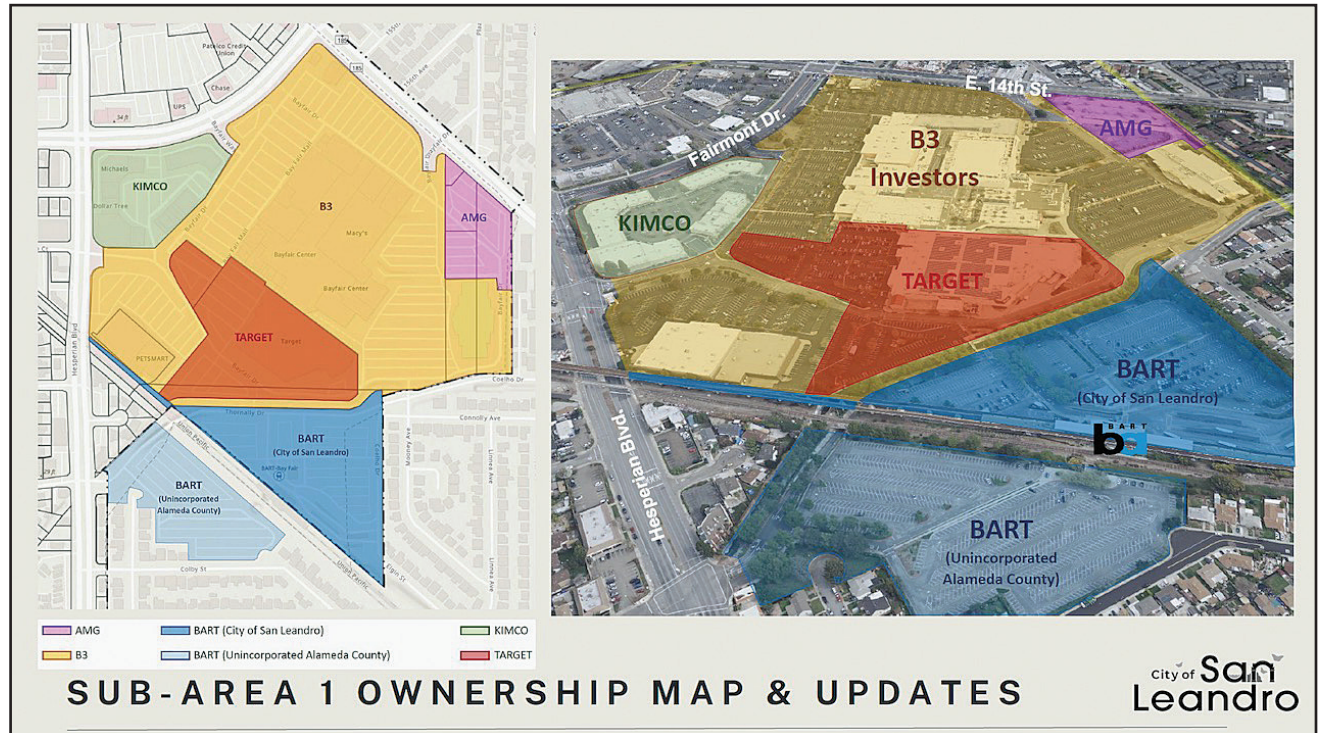
which owns the property it sits on, the parking area in front of the store, and the parking area near PetSmart. KIMCO Realty owns the strip mall section containing Michaels, BevMo, and Dollar Tree and is not expected to dramatically change its properties in the short term.

The largest portion of ownership belongs to B3 Commercial Real Estate Investments out of Austin, Texas, which bought the property in 2022. The group manages all of the covered parts of the mall that are not Target and the property covered by 24 Hour Fitness, PetSmart, Starbucks, and Chili's.

The Bayfair Mall work is broken down into two phases. Phase 1 includes the 140,000 square feet of indoor space near Target. Work crews have been removing partitions and preparing the site for new tenants sometime by the end of this year.

Phase 2 will include converting the soon-to-be closing Macy's department store with its possible 260,000 square feet of space for tenants sometime between 2025 and 2030.

Already, San Leandro has interested tenants. Berkeley



A map of the Bayfair area shows the areas owned by B3 Investors and the Target, which owns its store's property and parking lot.

Yeast would like to relocate its R&D offices from its current Oakland location to the Bayfair space with 9,500 sq. ft. offices. Circuit Launch is a hardware technology incubator company that wants to open 15,000 square feet of offices at the mall where the former Fresh Choice resided.

"The next 18 months to two years are going to be really catalytic in creating opportunity here," Shultz said. "This Bay Fair project is in a good space because it is aligned with the Bay Area and California growth goals because it's transit-oriented and directs growth and investment

toward this community."

The current plan can be found on the San Leandro website. (<https://www.sanleandro.org/348/Bay-Fair-Transit-Oriented-Development-TO>)

Which Is It, Bayfair or Bay Fair?

Is it Bayfair or Bay Fair?

The name Bayfair turns up sometimes as one word, sometimes two – Bay Fair. So which one is it?

Well, the mall is Bayfair, and the BART station is Bay Fair.

When the mall opened in 1953, it was spelled Bay-Fair. By the late '50s it was Bay Fair, and later on it became one word, Bayfair.

BART was build back when Bay Fair was still two words. So when the BART

station opened in 1972 it was named Bay Fair BART Station.

BART kept the name as two words, despite the mall condensing it to one word.

So now what about the whole area around the mall

and the BART station, the area that's now the Transit Oriented Development zone? Which is it, one word, or two?

As the TV weather people say when they're not sure, it's "unsettled."

— By Jim Knowles

Speedway: Arrest

continued from front page

was charged by the Alameda County District Attorney's office with murder and weapons violations.

Lee is charged with the murder on Feb. 22 of 78-year-old Wadih Badran, an employee of the gas station at 14880 East 14th St. and Bancroft Avenue. Badran was found on the pavement when police arrived. He was pronounced deceased by attending personnel from the Alameda County Fire Department.

Witnesses said that Lee and Badran were in a verbal dispute after Lee was found loitering behind the business, according to San Leandro police. During the confrontation, Lee came up behind Badran and shoved him into a pole, causing head and neck trauma

that proved to be fatal.

Lee was seen running away into a nearby neighborhood, according to police. Patrol officers and detectives conducted an extensive canvass of the area for the suspect, witnesses, and surveillance footage.

Investigators were able to determine Lee's identity from a combination of surveillance video, Flock Public Safety camera footage, and forensic evidence, according to police.

While criminal charges have been filed, SLPD continues to urge anyone with additional information regarding this incident to contact them via any of the following methods: Detective C. Prisco at 510-577-3244, anonymous tip line at 510-577-3278, or Text-to-Tip at 888777 (keyword: TipSLPolice).



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FAMILY OWNED

Marjorie P. Kornhauser

November 21, 1930 ~ February 27, 2024


I am saddened to announce the passing of Marjorie P. Kornhauser on February 27th, 2024 at the age of 93 in King City, Oregon, where she lived for the past 7 years. She was a wonderful mother to both Karl and me (Robert) and was always there for us when ever needed, whether it was personal or business. She had many friends including members of the Skirts and Flirts square dance club in San Leandro, Ca. where she was a member for over 40 years. She was born on Nov 21st, 1930 to parents William and Marjorie Pyle, married Arnold Kornhauser in 1950 (now deceased) and survived by two sons Robert and Karl and their wives Donna and Lonette. There was also 4 grand children and 11 great grand children and 3 great great grand children. Services and burial will be held Saturday, Mar 23rd, 2024 at Chapel of the Chimes in Hayward, Ca. starting at 12 noon. No memorial service will be held afterword, per the family's request.



Lee H Cordaway

May 15, 1944 ~ January 25, 2024

Lee (79) passed away peacefully surrounded by family on 1/25/24. He is survived by his wife Debbie; his children Lee Jr., Christina, Matthew, and Christian. Grandchildren Jamie, Austin, Samantha, Alex, Angelina, Alliana, Celine, and the apple of his eye Isabel Great-Grandchildren Cadence and Roman. Siblings Arnold, Maria, Irene and preceded in death by Bob, Danny, and Richard. Many nieces and nephews. And daughter in law Vangie who was always there to help us where needed. Lee was a longtime resident of San Leandro, he attended Pacific High School class of 1963. He worked for Longview Fibre Company 50 years and was a member of Packaging and Printers Union. He was an avid Oakland Raider and Oakland A's fan. A Celebration of Life will be held on March 23, 2024 at Veterans Memorial Hall 1105 Bancroft Ave San Leandro 1-4 pm.



Plan Underway to Blanket Downtown with Security Cameras

By Michael Singer
San Leandro Times

San Leandro may see a network of security cameras installed and interconnected among downtown businesses in the next 12 months to help police respond quicker to crimes.

San Leandro Improvement Association (SLIA) Executive Director Morgan Mack-Rose discussed the priority of creating a network of professional cameras among private businesses that will cover general areas of downtown in an annual presentation to the City Council on March 4.

"A lot of times when people are robbing a place or making mischief, they're masked, or they wear hooded jackets, and they're not visible," Mack-Rose said. "With the cameras, it's possible to see who else is participating. Do they get into a car afterward? Which direction do they drive? Did they drop their mask?"

The SLIA is what is known as a community benefit district to enhance the downtown area. It receives income from an additional property tax on properties in the zone, exclud-

ing single-family residences. In 2023, the SLIA took in \$476,000 in tax assessments.

Mack-Rose noted that SLIA's private-public partnership between property owners and tenants is reviewing ABS Services and SafeCity Connect (also contracted to the City of Oakland) to coordinate the individually owned camera systems.

"In fact, one of their clients is the ACLU," Mack-Rose said. "They're very sensitive to developing policies that protect individuals and do not overreach boundaries."

SLIA members could install cameras inside and outside their businesses, Mack-Rose said. The video would be stored and secured on the internet and accessible by police, property owners, and a select number of SLIA staff.

"So instead of police having to go to six different businesses to ask for their camera footage, they can just go online, request a time and a location, and all the cameras that would have caught that individual leaving will show up," Mack-Rose said. "I don't think that cameras



PHOTO BY JIM KNOWLES

Cameras will help police find people who rob or steal at downtown businesses, some say.

necessarily prevent crime, but they definitely assist in the apprehension."

The SLIA community benefit zone was established in 2013 and covers approximately a 1-square mile with Davis Street to the north and Thornton Street to the south, the San Leandro BART Station on the west, and the San Leandro Main Library to the east.

Mack-Rose said the SLIA would use a portion of its \$53,745 cash surplus from its 2023 budget to educate businesses, install the cameras, and get the system running.

Current security measures

in the downtown area include Safety Ambassadors who patrol the area Monday through Friday between 6 a.m. and 9:30 p.m. and on the weekends between 12:30 and 9:30 p.m.

The City of San Leandro also contracted with Flock Safety to install 82 cameras at various intersections around town. The Flock cameras also read license plates.

SLIA has scheduled its annual meeting and reorganization of its board for Thursday, March 21, from 3:30 to 5 p.m. at the San Leandro Chamber of Commerce office.



PHOTO COURTESY ALAMEDA COUNTY SHERIFF'S OFFICE

The sheriff's office says this man is a suspect in the murder of a woman on Feb. 9 on East 14th Street and 151st Avenue in unincorporated San Leandro.

Sheriff's Department Asks Public to Help I.D. Murder Suspect

The Alameda County Sheriff's Office is asking for your help to identify a subject in connection with a homicide that occurred on February 9, at around 9:47 p.m. on East 14th Street and 151st Avenue in unincorporated San Leandro.

The suspect appears to be a 5-foot-8 to 5-foot-11, Black male with an average build and a mustache.

During the incident, the suspect wore a ring on his right ring finger and a lanyard around his neck, which appeared to have a cell phone, keys, and possibly an ID badge attached.

His tri-colored backpack (grey and black with orange

straps) and black wallet (marked with a white or grey crest or sticker in the center) were very distinctive, police say.

Investigators believe this senseless act resulted from a verbal dispute between the suspect and victims before the shooting, which left a woman with mobility impairments dead.

The sheriff's department is asking for the public's assistance in identifying this suspect, who may have ties to the San Leandro area. Anyone with information can call Investigations at 510-667-3636 or the anonymous tip line at 510-667-3622.

I-580: Child orphaned

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Westbound lanes of the freeway remained closed at 164th Avenue, and eastbound lanes were closed at 150th Avenue for several hours. Traffic returned to normal after 6 p.m.

The victim and the suspect have a child in common, and the child is now with relatives, Pleasanton Police said. In a statement, they added that the family has asked for privacy as they mourn the loss of their loved one.

In support of the family, Pleasanton Police Chief David Swing said the department would not be releasing the names of the involved parties in accordance with confidentiality laws of domestic violence.

"This is a tragic incident," said Chief Swing. "We encourage those in an abusive relationship and those affected by domestic violence to contact their local police department or local advocacy group for assistance."



PHOTO BY MIKE MCGUIRE

ELECTION YEAR 2024 – Joel Britton and Margaret Trowe campaigned for Socialist Worker Party (SWP) candidates Saturday, March 2 at the Walmart at 1919 Davis St. in San Leandro. Trowe is the party's candidate for Vice President, while presidential candidate Rachele Fruit spoke that evening at the party's headquarters in Oakland. The party doesn't have a primary, so the same candidates are running in November.