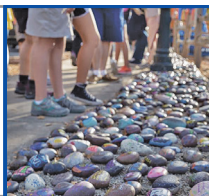




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**WEEKEND WEATHER**  
**Rain** Cold, wind and rain. Oh my!  
HIGHS: 50-55  
0 10 20 30 40 50 60 70 80 90 100 110  
LOWS: 40-45

**FRIDAY**

**SATURDAY**

**SUNDAY**

# San Leandro Times

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

VOL. 29 • NO. 6

THURSDAY, FEBRUARY 7, 2019

SAN LEANDRO • CALIFORNIA



PHOTO BY JIM KNOWLES

Julie Arzadon finds that you now have to pay for parking at Pelton Plaza in downtown San Leandro.

## Parking Meters Pop Up at Pelton

By Jim Knowles  
San Leandro Times

People parking in Pelton Plaza were put into a perplexing position this winter since the parking meters popped up.

Parkers at Pelton scratched their heads, squinting at the new, high-tech meters, trying to figure out what to do.

"It's crazy!" said Julie Arzadon as she

tried to comprehend the new meters. "This is a shopping center. You shouldn't have to pay."

A moment later, Arzadon had second thoughts.

"But you notice there are more parking spaces open," she said, pointed to some empty spots across the way. "So it's a give and take."

Arzadon's thought was pretty much on the money. Paying for parking is an added expense and an inconvenience. But it opens up parking spaces, because someone can't park in one spot the whole day.

The new meters are the result of the Downtown Parking Management Plan, approved by the City Council in 2017, to get

see METERS, page 16

## Apartments to Revive Downtown San Lorenzo

By Amy Sylvestri  
San Leandro Times

A plan for a new apartment complex with retail stores in downtown San Lorenzo is heading to the county Planning Commission for approval this month.

Redwood City-based developer Demmon Partners wants to build a four-story art deco style mixed-use project – called the Village Green – with 163 market-rate units in five separate buildings along Hesperian Boulevard and Via Arriba at the old Mervyn's site.

The 5.1-acre parcel would be developed with five separate buildings of three and four stories. The apartments would have balconies and residents would have open space on the rooftop and central courtyard.

There are also plans for a pool, dog park, a shuttle to BART. There will be 12,000-square-feet of retail space on the corner of Hesperian Boulevard and Paseo Grande, with room for at least six different shops ranging from 1,300 to 2,600-square-feet.

see SAN LORENZO, page 5



Plans for the Village Green apartments in San Lorenzo go to the county for approval this month.

## Make Apartment Building Smaller, Council Says

Developer submits scaled down plans, told to scale down again

By Amy Sylvestri  
San Leandro Times

The City Council postponed a decision on an apartment building at 1388 Bancroft Avenue this week, telling the developer to come back with a smaller project within 90 days after hearing vocal opposition from neighbors.

Developer Tom Silva has been trying to build on the site – currently a partially occupied medical office building – since 2016.

Silva's current proposal for a three-story 45-unit building was approved by the Planning Commission in December and sent to the City Council. The city's Community Development Department also recommended that the council approve the plan.

Silva had previously proposed plans for 73 and 51 unit buildings with up to five stories, but those plans weren't approved.

Now the City Council has told Silva to make the 45-unit building even smaller, with Mayor Pauline Cutter suggesting a 39-unit design.

Neighbors in Estudillo Estates have opposed all the versions of the 1388 Bancroft development so far, saying it will bring traffic and parking headaches and that a high-density apartment building on 1.3 acres isn't a good fit for the mostly single-family home neighborhood.

The current zoning only allows for a density of up to 31

units and opponents argue that should not be adjusted. Though the Planning Commission and city staff recommended that Silva should be allowed a zoning variance

see APARTMENTS, page 14

## MTC Outlines Emergency Housing Plan

By Amy Sylvestri  
San Leandro Times

The Metropolitan Transportation Commission (MTC) outlined an ambitious plan to create "emergency housing" throughout the Bay Area at a meeting at the San Leandro Senior Center last week.

It's a 15-year regional, multi-agency plan to make creating and retaining housing easier in the Bay Area.

The compact was created by the the MTC's Committee to House the Bay Area (which calls itself "CASA"). The final CASA compact was published in January, detailing policies to promote affordable housing.

While the plan has the support of most local cities, developers

see HOUSING, page 14

## INSIDE YOUR TIMES

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Kitchen fire breaks out on Estabrook. **Page 3**

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Can't go wrong with a home-made chocolate cake. **Page 8**

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## MEETING SCHEDULES

### CITY COUNCIL

Council meets on the first and third Monday of each month at 7 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.



## Chamber Names this Year's Business Awards

The San Leandro Chamber of Commerce held its annual awards program last Thursday and announced the 2019 Chair of the Board of Directors, Emilio Garcia, owner of 440 Creates (formerly known as Precision Graphics).

Emily Griego, president and CEO of the San Leandro Chamber of Commerce, congratulated Emilio and all the award winners. This year's award winners:

- Business of the Year – F.H. Dailey Chevrolet
- Excellence in Contributing to Economic Growth and Community Engagement Supporting the Quality of Life in San Leandro

- Business Person of the Year – Robbin Beebe, Divine Home Care
- A Leader Creating a Culture of Advocacy, Community, & Economic Growth
- Legacy Leader in Business – McDermott Costa Insurance Brokers
- Lifetime Commitment of Quality Service to San Leandro
- Leadership in Education - San Leandro Adult School
- Commitment to Creating Pathways to Successful Career Opportunities
- Innovation & Technology Leader – Porifera
- Commitment to Innovative Technology to Create a Sustainable Future
- Spirit of the Community – Bernard Ashcraft
- Excellence in Collaboration to Affect Positive Change in the Community
- People's Choice Award: Small Business of the Year – As Kneaded Bakery
- Commitment to Artisanship & Service Wins the Unwavering Support of the Community

### Correction

Last week's story "Still a Manufacturing Town," (Jan. 31, 2019) incorrectly stated that economic development manager Katie Bowman used the phrase "not-in-my-backyard homeowners." She didn't use that phrase when describing the opposition to the proposed development at 1388 Bancroft Avenue.



PHOTO BY GINNY MILO

The San Leandro Art Association elected its officers for this year at the January meeting, and the group will host a framing and presentation demonstration on Feb. 12.

## Art Association Elects New Officers

By Ginny Milo  
Special to the Times

The San Leandro Art Association (SLAA) held an installation of officers during its first monthly meeting on Jan. 8.

In the photo are outgoing president Molly Dolly, incoming

president Kathleen Kelly, treasurer Marcia O'Kane, board member Azar Vaghefi, vice president Stella Chen, board member Janice Cushere, board member Gladys Frantz, board member Lawrence August, board member Ole Nordhavn, and recording secretary Cricket Gallegos. Also inducted were Corresponding Secretary Sherry Calcagno and board member Chris Erwin.

Roberto Cunanan won first prize for Artist of the Month for his acrylic painting, "Fading into the Night," inspired by his memory of Hawaii.

San Leandro Art Association member artists bring their art pieces for judging and possible winning Painting of the Month

every second Tuesday of the month at the general meeting.

Membership is open to all individuals, businesses, professionals, teachers, and students.

The SLAA has spring, summer and fall shows at the Main Library, exhibits at the Senior Community Center, and holds a major art festival showcasing the very best of its art, annually for the past 62 years.

Check out the SLAA Facebook page and [www.slartassociation.org](http://www.slartassociation.org) for details and e-mail [info@slartassociation.org](mailto:info@slartassociation.org) on how to become a member. SLAA is accepting new members for 2019.

Ginny Milo is a member artist of the San Leandro Art Association.

## Framing Demo Featured at Art Assoc. Meeting on Tuesday

The San Leandro Art Association's monthly meeting will be Tuesday, Feb. 12, at the San Leandro Main Library, 300 Estudillo Ave.

Snacks and beverages will be served at 6:30 p.m., a short business meeting begins at 7 p.m., and an art demonstration will

be at 7:30 p.m. Peggy Milovina Meyer will share techniques to frame, mat and present artwork to its best advantage.

This information may be of service to non-artists who have artwork they would like framed and don't know where to start. Everyone is welcome.

### San Leandro Times

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# POLICE & FIRE

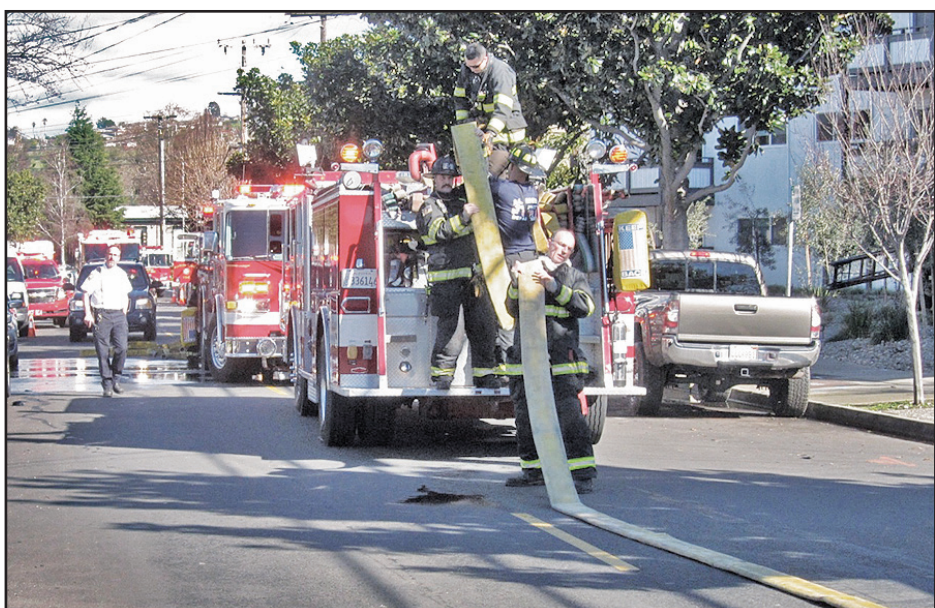


PHOTO BY JIM KNOWLES

## Fire on Estabrook Avenue

A one-alarm kitchen fire broke out Tuesday afternoon at just after 1 p.m. at the Metro apartment building at 77 Estabrook Street. The fire was cooking-related even though no one was in the apartment at the time, according to fire department spokeswoman Aisha Knowles. The fire was contained to the second floor apartment where it started and no one was injured.

## DA Warns of Social Security Scam

The Alameda County District Attorney's office sent out a warning this week that there has been a wave of Social Security phishing scams going around.

If you receive a call from someone claiming to be from Social Security, it is critical that you pay attention to the tone and content of the message from the caller. In some cases, the caller states that Social Security does not have all of your personal information, such as your Social Security number (SSN), on file.

Other callers claim Social Security needs additional information so the agency can increase your benefit payment, or they threaten that Social Security will terminate your benefits if they do not confirm your information.

This appears to be a widespread issue, according to the district attorney's office. These calls are not from Social Security.

If you receive a call from someone claiming to be from Social Security, the DA's office urges you to always be cautious and to avoid providing sensitive information such as your SSN or bank account information. Never reveal personal data to a stranger who calls you, and never send the stranger money via wire transfer or gift cards.

Social Security employees occasionally contact people by telephone for customer-service purposes, usually when they have business pending with us. In some cases, also usually known by a person, a Social Security employee may request the person confirm personal information over the phone.

However, Social Security employees will never threaten you for information; they will not state that you face potential arrest or other legal action if you fail to

provide information or pay a fee. In those cases, the call is fraudulent, and you should just hang up. If you receive these calls, please report the information to the Office of the Inspector General at 800-269-0271 or online at [oig.ssa.gov/report](http://oig.ssa.gov/report).

Remember, only call official phone numbers and use secured websites of the agencies and businesses you know are correct.

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## Another Coffee Shop Laptop Theft; Two Teens Arrested

Two teenagers were arrested last Tuesday after allegedly stealing a laptop from a customer at Starbucks at 13808 East 14th Street, according to a San Leandro police press release.

The two suspects fled on foot immediately after swiping the computer from a table inside the coffee shop in Palma Plaza, but were found several minutes later near the downtown San Leandro BART station, said Lt. Isaac Benabou of the SLPD.

A woman was working on her laptop at a table in the Starbucks at around 10 a.m. when one of the teens grabbed the computer.

She said she grabbed it back and they struggled over it for a moment until the teen overpowered her and he and the other boy ran out of the store. The woman gave chase on foot, but fell and had visible injuries to her knees when speaking to the police, Benabou said.

Another Starbucks customer also tried to chase the boys, but lost them on San Leandro Boulevard.

Police arrived and began searching that area. Officers were flagged down by a passerby who pointed to two suspects who were hiding in the bushes by a fence near BART.

Benabou said that the victim was brought to the scene and identified both boys. The victim's

laptop was found in one of the teen's backpack.

Benabou said the teens admitted that they planned to sell the laptop for cash.

The suspects have been identified as Antuan Scott-Perry, 18, and a 17-year-old who police are not identifying due to his age.

"This is a crime of opportunity," said Benabou in a press release. "Patrons at coffee shops,

restaurants, or anywhere in public on their laptop computers should be aware of their surroundings and take some precaution to secure their devices to a fixed object."

The juvenile suspect has been charged with robbery by the Alameda County Juvenile District Attorney. Scott-Perry's case is set to be reviewed at the East County Courthouse in Dublin.

## SLPD Aids SF Cops With Warrant Arrest

The San Leandro police assisted an outside agency in serving a search warrant using their armored vehicle for the second time in the span of a week, according to a San Leandro police press release.

On Jan. 31, the San Leandro SWAT team served a warrant at around 5 a.m. on Preda Street.

Detectives from the San Francisco police said that the subject of the San Leandro warrant is connected to two other suspects already in custody for a robbery in San Francisco. He was traced to San Leandro through his vehicle registration.

In the armed robbery, two victims were shot. The suspects have been charged with attempted murder, assault with a deadly

weapon, and robbery.

Last week, the SLPD helped the Los Angeles police with a similar warrant. In both cases the armored vehicle was called to the scene, but not used. The Alameda County Sheriff's office drone was also called to scene in both cases.

### CROSSWORD ANSWERS

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# NEIGHBORS



Assumption students celebrated Catholic Schools Week with a variety of events and projects including Revolutionary War presentations.

## Assumption Celebrates Catholic Schools Week

A celebration of learning, leadership and community partnerships was held at Assumption School for the annual National Catholic Schools week.

The week began with an open house on Sunday, Jan. 27, as families came to the classrooms to view American

Revolutionary War presentations, student-created books and art, science projects, and maker-education robotics and 3-D printing.

On Jan. 31, the Oratorical Fest showcased spoken word poetry where each student memorized a poem that advocates

for social change or awareness, or a poem that shares the many shades of love and laughter within the human spirit.

Assumption students are encouraged to live out their faith and embody the values they are acquiring through their Catholic school education.



San Leandro resident **Zoe Lozano-Strickland**, a student majoring in International Affairs, was recently named to the dean's list for the fall semester at Northeastern University in Boston Massachusetts.

In addition to achieving distinction through the dean's list, Zoe Lozano-Strickland is a member of the University Hon-

ors Program, which offers high caliber students the chance to further hone their studies and interests, live in special interest on-campus housing, and participate in one or two honors courses each term.

Bethany College in Lindsborg, Kansas named students who have earned semester honors for their academic per-

formance during the fall 2018 semester and have been named to the Dean's List, including **Ciera A. Flores** of San Leandro, California.

Bethany College, established by Swedish Lutheran immigrants in 1881, is a college of the Evangelical Lutheran Church in America.

Bethany College is on the web at [www.bethanylb.edu](http://www.bethanylb.edu).



San Leandro resident **Kendall McCaskill** graduated from Northern Illinois University last December 2018 with a Bachelor of Science degree in Computer Science - Software Development.

Northern Illinois University is a student-centered, nationally recognized public research university, with expertise that benefits its region and spans the globe in a wide variety of fields, including the sciences, humanities, arts, business, engineering, education, health and law.

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## COMMUNITY CALENDAR

### ❖ "Be Mine" Valentines Ball

The 13th Annual "Be Mine" Valentines Ball, hosted by Creekside Community Church and Stepping Stones Growth Center, 951 MacArthur Blvd. in San Leandro, will be on Friday, Feb. 8, from 6 to 9 p.m. RSVP by Feb. 4 by calling Kaitlin Howell at 568-3331 or email [khowell@steppingstonesgrowth.org](mailto:khowell@steppingstonesgrowth.org). For more information, visit [www.steppingstonesgrowth.org](http://www.steppingstonesgrowth.org). This event is open to the public. Volunteers are needed to assist in a variety of ways throughout the evening. To find ways to lend a helping hand, contact Kaitlin Howell.

### ❖ St. Leander's Church Crab Feed

St. Leander's Church, 575 W. Estudillo Ave. in San Leandro, will hold a crab feed on Saturday, Feb. 9, from 5:30 to 9 p.m. Tickets are \$50 and are available in advance at the school office, 451 Davis St., from 7:30 a.m. to 4 p.m., Monday through Friday. All proceeds go to benefit St. Leander School. For more information, call 351-4144.

### ❖ Lunar New Year Celebration

Celebrate the Lunar Year of the Pig, at the San Leandro Main Library on Saturday, Feb. 9, from 10:45 a.m. to 4 p.m. Participate in a morning paper crafting session with the Asian Community Cultural Association of San Leandro (10:45 a.m. to 12:45 p.m.) before the Lunar New Year performances (1 to 4 p.m.), along with the Library's Chinese Story Time for toddlers program. Live performances include a spectacular Dragon Dance by VOVINAM Vi t V o America, an enchanting show by master magician Dan Chan, and traditional dancing by the Thai Cultural Council of Berkeley. Admission is free and open to all residents. Light refreshments will be served at this fun and educational cultural celebration.

### ❖ Hearing Loss Association Meeting

The Hearing Loss Association will meet on Saturday, Feb. 9, at the Oakland Kaiser Hospital, Fabiola Bldg., 3801 Howe St., Lower Level, Room G26. Refreshments served at 9:30 a.m., and the program is from 10 to 11:30 a.m. The speaker, Dr. Pragati Mandikai, will describe the latest innovation from EARLENS: a hearing aid which is Light-Driven. The parking garage on Howe is free on Saturday. For more information, email [info@hearinglosse.org](mailto:info@hearinglosse.org) or call 221-6080.

### ❖ SL Swim Team Registration Night

The San Leandro Swim Team will hold a registration night on Tuesday, Feb. 12, from 6 to 8 p.m. at Porky's Pizza, 1221 Manor Blvd. in San Leandro. The team will hold tryouts for the upcoming season at the San Leandro High School Pool, on Monday and Tuesday, April 1 and April 2, at 6 p.m. All swimmers ages 4 to 18 interested in joining the team come prepared to demonstrate your skills. Swimmers should be comfortable in water and able to swim 25 to 50 yards unassisted. For more information go to the team's website: [SanLeandroDrowningDarryls.com](http://SanLeandroDrowningDarryls.com) – Team Unify or call Darryl at 913-0850.

### ❖ Control Accountability Plan Meetings

The San Leandro Unified School District invites you to have your say at a series of community forums about how the district spends money. The Local Control Accountability Plan (LCAP) forums are a learning opportunity for the superintendent and district staff to listen and learn about how parents and community members are feeling about SLUSD schools. Translation,

childcare, and refreshments will be provided at all meetings. The meetings will be on the following dates: Monday, Feb. 11, from 6:30 to 8 p.m. in the library of John Muir Middle School (English). Wednesday, Feb. 13, from 6:30 to 8 p.m. in the library of Bancroft Middle School (English). Tuesday, Feb. 26, from 6:30 to 8 p.m. in the library of James Monroe Elementary School (Chinese). Thursday, Feb. 28, from 6:30 to 8 p.m. in the library of Washington Elementary School (Spanish). Saturday, March 2, from 9 to 10:30 a.m. at the Barbara Lee Center for Health & Wellness (English).

### ❖ Sons In Retirement Meetings

Sons In Retirement (SIRs), an organization of retired men and local Branch #26, meets on the second Wednesday of each month. Meetings are held at the Fairview Event Center at the Metropolitan Golf Course, 10051 Doolittle Dr. in Oakland. Happy Hour starts at 11 a.m., followed by lunch at noon. Great guest speakers each month. Guests are welcome. Come and enjoy the fellowship and meet new friends. For more information, call Al at 895-9900.

### ❖ 46th Annual All Saints Crab Feed

All Saints Episcopal Church, 911 Dowling Blvd. in San Leandro, invites you to the 46th Annual All Saints Crab Feed on Saturday, Feb. 16, from 5 to 9 p.m. for all-you-can-eat salad, vegetarian pasta, bread and crab. Tickets are \$50 for adults, \$35 for children age 9 to 15, and \$10 for 8 and under. Tickets available online at <http://tinyurl.com/2019crabfeed>.

### ❖ SL Rotary Endowment Crab Feed

The San Leandro Rotary Endowment is having its annual Crab Feed on Saturday, Feb. 16, at the San Leandro Boys and Girls Club, 401 Marina Blvd. Social hour begins at 5:30 p.m. and dinner, catered by Miraglia's Catering, starts at 7 p.m. Tickets are \$50 per person and may be purchased by visiting [www.sanleandrorotary.org](http://www.sanleandrorotary.org) or by contacting Aisha Knowles at 828-9199. Proceeds from the event support local service projects and non-profit organizations such as Davis Street, Community Impact Lab, Meals on Wheels and the SL Education Foundation.

### ❖ Mystery Authors Tea at Alta Mira Club

The Alta Mira Club, 561 Lafayette Ave. in San Leandro, will host a Mystery Authors Tea on Monday, Feb. 18, at 11:30 a.m., featuring three outstanding mystery writers – Margaret Dumas, Ann Parker, and Penny Pike aka Penny Warner who has had over 50 books published and writes fiction and non-fiction for adults and children. Delicious tea sandwiches and desserts will be served starting at 11:30 a.m., followed by the author program. This year's event will be for scholarships and the building fund (the club had a broken gas line to repair). Tickets are \$20. For reservations, call Nancy Fong at 483-1018 or email [Nancyfong@aol.com](mailto:Nancyfong@aol.com). Reservations are being accepted now.

### ❖ SL Kiwanis St. Patrick's Day Dinner

The San Leandro Kiwanis Club will hold its 30th Annual St. Patrick's Day Dinner on Saturday, March 16, at the San Leandro Senior Center, 13909 East 14th St. The social hour and silent auction start at 5:30 p.m., and dinner will be served at 7 p.m. with corned beef and cabbage. Traditional Irish band, live auction. Tickets are \$30. All proceeds benefit the club's charitable projects. For more information or for tickets, call Terri Neumann at 895-4425.

Calendar items should be submitted at least one week prior to the desired edition of the Times, which is published Thursdays. Space limitations require we print items of the most general interest. Only Non-Profit Organizations should submit calendar items.

### HOROSCOPE by Salomé

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**ARIES (March 21 to April 19)** Some unsettling facts about a past situation could come to light. And while you'd love to deal with it immediately, it's best to get more information to support your case.



**TAURUS (April 20 to May 20)** A straightforward approach to a baffling situation is best. Don't allow yourself to be drawn into an already messy mass of tangles and lies. Deal with it and move on.



**GEMINI (May 21 to June 20)** Don't be discouraged or deterred by a colleague's negative opinion about your ideas. It could actually prove to be helpful when you get around to finalizing your plan.



**CANCER (June 21 to July 22)** Ignore that sudden attack of "modesty," and step up to claim the credit you've so rightly earned. Remember: A lot of people are proud of you and want to share in your achievement.



**LEO (July 23 to August 22)** A financial "deal" that seems to be just right for you Leos and Leonas could be grounded more in gossamer than substance. Get an expert's advice to help you check it out.



**VIRGO (August 23 to September 22)** Don't ignore that suddenly cool or even rude attitude from someone close to you. Asking for an explanation could reveal a misunderstanding you were completely unaware of.



**LIBRA (September 23 to October 22)** Unless you have sound knowledge, and not just an opinion, it's best not to step into a family dispute involving a legal matter, regardless of whom you support. Leave that to the lawyers.



**SCORPIO (October 23 to November 21)** An awkward situation presents the usually socially savvy Scorpion with a problem. But a courteous and considerate approach soon helps clear the air and ease communication.



**SAGITTARIUS (November 22 to December 21)** A calmer, less-tense atmosphere prevails through much of the week, allowing you to restore your energy levels before tackling a new challenge coming up by week's end.



**CAPRICORN (December 22 to January 19)** Your approach to helping with a friend or family member's problem could boomerang unless you take time to explain your method and how and why it (usually!) works.



**AQUARIUS (January 20 to February 18)** Someone who gave you a lot of grief might ask for a chance for the two of you to make a fresh start. You need to weigh the sincerity of the request carefully before giving your answer.



**PISCES (February 19 to March 20)** Too much fantasizing about an upcoming decision could affect your judgment. Better to make your choices based on what you know now rather than on what you might learn later.

# San Lorenzo: Long awaited development coming to SLZ

*continued from front page*

Demmon has plans for 233 off street spaces, including 109 spots in the garage. There would be 33 parking spaces for the retail shops and 60 on-street spots along Via Arriba and Via Mercado.

In the staff report for the upcoming Planning Commission meeting, county staff notes that they have received a number of complaints from the public about the project including parking concerns, the high-density nature of the project, and the fact that the units will be market-rate with no low-income housing.

County staff also noted that they'd received some letters of support for the Village Green, which cited the tremendous need for housing of any kind in the area and the need to "revitalize downtown San Lorenzo" by filling in the vacant parcels.

The land is currently owned by Bohannon Companies and has been vacant for nearly 20 years since Mervyn's closed. If the new project is approved, Demmon Partners would own, manage, and lease the development. Demmon has been trying to get the project off the ground since early 2017.

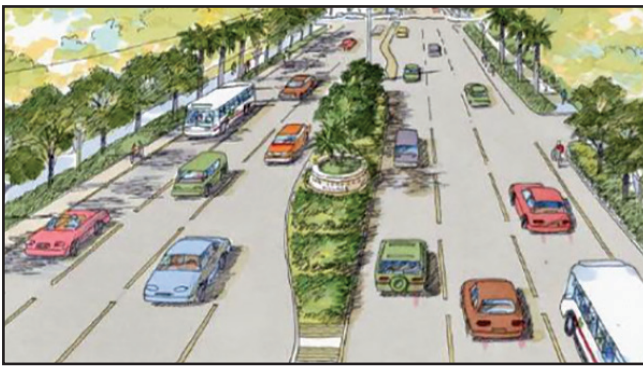
Developer Terry Demmon has said that after he gets county

approval, he anticipates that construction will take about two years.

The county Planning Commission meeting on the Village Green Proposal is scheduled for Tuesday, Feb. 19, at 224 West Winton Avenue in Hayward at 3 p.m.

## Hesperian Boulevard Improvements

Hesperian Boulevard will be getting an upgrade soon regardless of the Demmon project, as the Alameda County Public Works Agency will begin construction in March with utility



Plans call for upgrades to Hesperian Boulevard.

under-grounding from Grant Avenue to A Street.

By January of 2020, the Public Works Agency says they will have widened the street, added decorative sidewalks,

landscaped medians, installed environmentally-friendly LED lighting, and created bicycle lanes.

The \$22 million improvement project also includes upgraded traffic signals, resurfacing of the road, and highlighted crosswalks. There will also be the installation of a "San Lorenzo gateway" sign.

The San Lorenzo community is invited to a public information meeting on the Hesperian corridor improvements next week on Wednesday, Feb. 13 at 6:30 p.m. at the Village Homes Association at 377 Paseo Grande.

## St. Leander's Church Crab Feed on Saturday

St. Leander's Church, 575 W. Estudillo Ave. in San Leandro, will hold a crab feed this Saturday from 5:30 to 9 p.m.

Tickets are \$50 and are available in advance at the school office, 451 Davis St., from 7:30 a.m. to 4 p.m., Monday through Friday.

All proceeds to go benefit St. Leander School.

## Vintage Fashion Show Supports Scholarships

The San Leandro Scholarship Foundation invites the community to the Vintage Fashion Show to benefit scholarships for graduating seniors this Saturday at 2 p.m. at the San Leandro High School Arts and Education Center, 2250 Bancroft Ave.

The fashion show will feature a rare collection of antique dresses and accessories from the Civil War, Victorian era, World War I, the Roaring '20s, and more, modeled by volunteers from Goodwill Industries. Spectacular clothing will come to life – ball gowns, day dresses, lingerie, hats, reticules, wool bathing suits and much more.

Live music and historical narration transport you back through 100 years of fashion history.

Tickets are \$12 for adults, \$8 for students, available in advance at the San Leandro High School Bank, or at the door.

Tea and light refreshments will be available after the show at the reception with a photo booth and a chance to meet the models. The audience is invited to dress up in vintage clothing to join in on the fun.

For more information or advance tickets, contact Amy Olson at 618-4600, ext. 2164 or email aolson@slusd.us or Chad Pennebaker at 289-9225 or slsf@douglas.com.

FILED  
JANUARY 9, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 553810

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: STARLITE DENTAL located at 506 Estudillo Avenue, San Leandro, CA 94577, in Alameda County is hereby registered by the following owner(s): Parvez Taylor, D.D.S., INC., 506 Estudillo Avenue, San Leandro, CA 94577. This business is conducted by: a corporation. This business commenced on N/A.

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

Expires JANUARY 9, 2024

JAN. 17, 24, 31, FEB. 7, 2019  
0002-SLT

FILED  
JANUARY 17, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 554211

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: San Leandro Nissan located at 1152 Marina Blvd., San Leandro, CA 94577, in Alameda County is hereby registered by the following owner(s): East Bay Infiniti, Inc., 4200 John Monego Ct., Dublin, CA 94568. This business is conducted by a corporation. This business commenced on N/A.

/s/East Bay Infiniti, Inc.  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires JANUARY 17, 2024

JAN. 24, 31, FEB. 7, 14, 2019  
0007-SLT

FILED  
JANUARY 11, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 553997

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: Groomed by an Angell located at 2487 State Street, San Leandro, CA 94577, in Alameda County is hereby registered by the following owner(s): Angell Rivera, 2487 State Street, San Leandro, CA 94577. This business is conducted by an individual. This business commenced on N/A.

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

Expires JANUARY 11, 2024

FEB. 7, 14, 21, 28, 2019  
0012-SLT

FILED  
JANUARY 7, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 553709

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: Andrade's Preferred Cleaning located at 15847 Via Cordoba, San Lorenzo, CA 94580, in Alameda County is hereby registered by the following owner(s): Octavio Andrade, 15847 Via Cordoba, San Leandro, CA 94580. This business is conducted by: an individual. This business commenced on N/A.

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

Expires JANUARY 7, 2024

JAN. 17, 24, 31, FEB. 7, 2019  
0003-SLT

FILED  
JANUARY 23, 2019  
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County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 554327

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: Budget Blinds of San Leandro located at 2007 W. Avenue 133rd, San Leandro, CA 94577, in Alameda County is hereby registered by the following owner(s): WireMile Corp., 2007 W. Avenue 133rd, San Leandro, CA 94577. This business is conducted by a corporation. This business commenced on N/A.

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

Expires JANUARY 23, 2024

JAN. 31, FEB. 7, 14, 21, 2019  
0008-SLT

FILED  
JANUARY 25, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 554458

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: NUG located at 2601 Blanding Ave., Suite C, No. 408, Alameda, CA 94501, in Alameda County is hereby registered by the following owner(s): CCSAC, Inc., 2601 Blanding Ave., Suite C, No. 408, Alameda, CA 94501. This business is conducted by a corporation. This business commenced on N/A.

/s/CCSAC, Inc.  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires JANUARY 25, 2024

FEB. 7, 14, 21, 28, 2019  
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FILED  
JANUARY 9, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 553870

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: East Bay HC Resource located at 2300 Merced St., San Leandro, CA 94577, in Alameda County is hereby registered by the following owner(s): Roche George, 633 Dory Lane, Redwood City, CA 94065. This business is conducted by an individual. This business commenced on 7/19/18.

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

Expires JANUARY 9, 2024

JAN. 17, 24, 31, FEB. 7, 2019  
0004-SLT

FILED  
JANUARY 24, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 554379

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: My Happy Place located at 772 Elsie Avenue, San Leandro, CA 94577, in Alameda County is hereby registered by the following owner(s): (1) Grechelt Martinez and (2) Ciro Roa, 772 Elsie Avenue, San Leandro, CA 94577. This business is conducted by a married couple. This business commenced on N/A.

/s/Grechelt Martinez, Ciro Roa  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires JANUARY 24, 2024

JAN. 31, FEB. 7, 14, 21, 2019  
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FILED  
JANUARY 25, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 554459

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: NUG Wellness located at 3089 Teagarden Street, San Leandro, CA 94577, in Alameda County is hereby registered by the following owner(s): DSWC, Inc., 2601 Blanding Ave., Suite C, No. 408, Alameda, CA 94501. This business is conducted by a corporation. This business commenced on N/A.

/s/DSWC, Inc.  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires JANUARY 25, 2024

FEB. 7, 14, 21, 28, 2019  
0014-SLT

FILED  
JANUARY 11, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 553952

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: Pinol Nicaraguan Caribbean Cuisine located at 395 Bancroft Avenue, San Leandro, CA 94577, in Alameda County is hereby registered by the following owner(s): Arely Patricia Quiroz Urbina, 485 Cascade Road, San Leandro, CA 94577. This business is conducted by: an individual. This business commenced on N/A.

/s/Arely Patricia Quiroz Urbina  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires JANUARY 11, 2024

JAN. 17, 24, 31, FEB. 7, 2019  
0005-SLT

FILED  
JANUARY 28, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 554497

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: H & J's Builders located at 29225 Vagabond Lane, Hayward, CA 94544, in Alameda County is hereby registered by the following owner(s): Hector Jauregui Ruiz, 29225 Vagabond Lane, Hayward, CA 94544. This business is conducted by an individual. This business commenced on N/A.

/s/Hector Jauregui Ruiz  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires JANUARY 28, 2024

JAN. 31, FEB. 7, 14, 21, 2019  
0010-SLT

FILED  
FEBRUARY 05, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 554889

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: Dentree located at 2019 Constitution Court, San Leandro, CA 94579, in Alameda County is hereby registered by the following owner(s): Roger Conte, 2019 Constitution Court, CA 94579. This business is conducted by an individual. This business commenced on January 01, 2019.

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

Expires FEBRUARY 05, 2024

FEB. 7, 14, 21, 28, 2019  
0015-SLT

FILED  
DECEMBER 27, 2018  
STEVE MANNING  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 553453

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: VICKY TRUCKING located at 222 B St., Hayward, CA 94541, in Alameda County is hereby registered by the following owner(s): Jose de Jesus O. Acosta, 222 B St., Hayward, CA 94541. This business is conducted by: an individual. This business commenced in 2005.

/s/Jose de Jesus O. Acosta  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires DECEMBER 27, 2023

JAN. 17, 24, 31, FEB. 7, 2019  
0006-SLT

FILED  
JANUARY 29, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 554583

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: SIGHTS AND SCENTS located at 1451 Plaza Drive, San Leandro, CA 94578, in Alameda County is hereby registered by the following owner(s): Connie Joan Clark, 1451 Plaza Drive, San Leandro, CA 94578. This business is conducted by an individual. This business commenced on July 1, 1996.

/s/Connie Joan Clark  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires JANUARY 29, 2024

JAN. 31, FEB. 7, 14, 21, 2019  
0011-SLT

FILED  
FEBRUARY 05, 2019  
MELISSA WILK  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 554920

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business: Green Cheney Independent Living located at 1677 Cheney Lane, Hayward, CA 94545, in Alameda County is hereby registered by the following owner(s): Benjamin C. Guinto, 1677 Cheney Lane, CA 94545. This business is conducted by an individual. This business commenced on August 31, 2006.

/s/Benjamin C. Guinto  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

Expires FEBRUARY 05, 2024

FEB. 7, 14, 21, 28, 2019  
0016-SLT

# AUTOMOTIVE

## A Guide to Understanding Electric Cars

By Steve Schaefer  
San Leandro Times

**E**lectric vehicles are the future, because they contribute much less to global warming and climate change than gasoline-only models. But at just over two percent of the U.S. market in 2018, they are still not the choice of most drivers. They are more popular in California and in some other countries.

Here are my views on the advantages and disadvantages of EVs, followed by an explanation of the different types of EVs available today.

### EV Advantages and Disadvantages

Pure electric cars are clean and quiet, need nearly zero service, cost less to run, and provide great acceleration, but there are some disadvantages at the moment.

First of all, all-electric cars are not available in all sizes and models. There are no all-electric pickup trucks, for example, and handsome all-electric sedans are pretty much limited to Tesla.

Second, electric cars tend to be more expensive, because of the cost of batteries and having fewer units over which to spread development costs. This should change significantly in the next few years.

Third—and this is the deal breaker for many folks—electric cars have range limitations and charging the battery is still less convenient than pulling

into a gas station.

### Four Kinds of Electric Vehicles

There are four types of electrified vehicles, and which one you pick should match what you plan to do with it.

Hybrids combine a gasoline engine and an electric motor to improve fuel economy. The motor has a small battery that uses electricity that's generated when you slow down or brake. The Toyota Prius is the poster child, although there are many others, including hybrid versions of familiar vehicles. Hybrids can get more than 50 miles per gallon, which is a big improvement over any regular gasoline car. You don't have to do anything special—just fill it up with gas and go. But you'll do it less often.

Plug-in hybrids (PHEVs) have plugs and a larger battery, so you can charge them up and use only electricity for a limited range, anywhere from 11 to more than 50 miles. They still work like hybrids, and if you're commuting and running around town, you may not use gasoline at all sometimes. But—if you jump on the freeway you can drive across the country without a thought. For some people, this is ideal. The downside is that you still have to pay for gasoline-car maintenance and you are carrying both powertrains around all the time. If you don't plug the car in, it still acts like a regular hybrid, but if you do, you'll get to drive on electrons part of the time. The pioneering Chevrolet Volt is a good exam-

ple and offers up to 53 miles of electric range. There are many PHEVs on the market today.

Battery-electric vehicles (BEVs) run on their battery only. You have to plug them in to drive them. They vary in range, and the newest ones can go more than 300 miles on a charge. You can charge them using household 120-volt current (very slow) or Level 2 (240-volt) at home or at charging stations (it takes a few hours to charge) or DC fast charging, which can take less than an hour to fill the battery. BEVs work best when you're not planning to travel long intercity distances regularly. Charging networks are growing, but most users normally charge at home or at work, which means never going to a gas station. Technological advances and range increases are coming. The most popular new BEVs are cars like the Nissan LEAF, Tesla Model 3, and Chevrolet Bolt EV.

Fuel-cell vehicles create their own electricity using compressed hydrogen gas as a fuel and emit only water. But there are drawbacks: hydrogen stations are few and far between, the fuel itself is expensive (although some manufacturers subsidize it) and is energy-intensive to produce. Today, there are only three choices in the marketplace—two sedans and one crossover. If you live near a hydrogen station and like the looks of the vehicles, you may be able to swing a lease deal on a Honda Clarity, Toyota Mirai, or the brand-new Hyundai

Nexo.

### Which Kind of EV Should I Get?

If you are OK with driving locally and can borrow or rent another car for that once-a-year 2,000-mile trip, get a BEV. If you want to drive electric for commuting and local errands but be able to take off and go to the mountains or visit your children in the next state every month, opt for a plug-in hybrid. If you want to do something about the climate crisis but live in an apartment and don't have any charging at work, try a hybrid. Hybrids take half a car off the road, which is still a lot.

See next week's column for suggestions on buying a used EV.

Steve Schaefer lives in Castro Valley. He has been reviewing new car performance for more than a quarter of a century.



The Chevrolet Volt is a pioneer of plug-in hybrids.



The Toyota Prius, poster child for hybrids.



The Nissan LEAF is one of the most popular BEVs (battery-electric vehicles).

### HOCUS-FOCUS

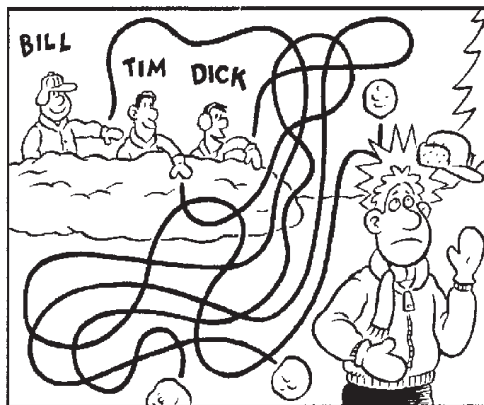
BY  
HENRY BOLTINOFF



Find at least six differences in details between panels.



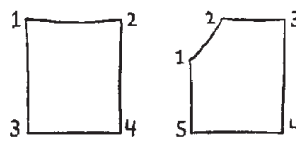
Answers: 1. Boy's hat is different. 2. Boy is sitting. 3. House window is different. 4. Stone wall has become a fence. 5. Mom's collar is different. 6. Mom's nose is changed.



**THE MAD HATTER!** See if you can guess which lad knocked Mr. Martin's hat off. You only get one toss on this one.

Answer: Bill is the one with the perfect aim.

**AN INTERESTING WAGER!** Bet your friends that you can take one from four and have five left. When they give up, take a sheet of paper and tear off one corner. Then, instead of four corners, you now have five corners ... proving that 1 from 4 can leave you with 5.



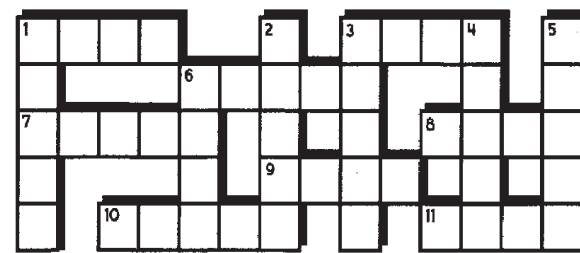
**LINK-UPS!** Here's a list of 12 one-syllable words that are divided into two columns. Turn them into six longer words by linking them together. To do this, draw a line from a word in the left column to a word in the right.

Answers: Impairs, oilskin, martins, handled, endowed, panther.

1. IMP OILED  
2. OILS LED  
3. MAR AIRS  
4. HAND HER  
5. END TINS  
6. PANT KIN

### Junior Whirl

by Charles Barry Townsend



**LET'S GO SHOPPING!** Below are items from our shopping list that you will need to complete the puzzle grid above. Use the trial-and-error method to solve. Start filling the cart with these items:

#### 4-letter words:

BEEF  
COLA  
CRAB  
SALT  
TOFU  
TUNA

#### 5-letter words:

BEANS  
CAPON  
DATES  
FLOUR  
MINTS  
PIZZA  
SPICE  
SQUAB

Answers: (Across) 1. Cola. 3. Beef. 6. Spice. 7. Pizza. 8. Tofu. 9. Tuna. 10. Dates. 11. Crab. (Down) 1. Capon. 2. Mints. 3. Beans. 4. Flour. 5. Squab. 6. Salt.

# SENIORS



## How Seniors Can Find Clinical Trials

By Jim Miller  
SPECIAL TO THE TIMES

Each year, hundreds of thousands of Americans participate in clinical trials in hopes of gaining access to the latest, and possibly greatest, but not-yet-on-the-market treatments for all types of illnesses.

But, you need to be aware that clinical trials can vary greatly in what they're designed to do, so be careful to choose one that can actually benefit you. Here's what you should know along with some tips for locating one.

### Clinical Trials

A clinical trial is the scientific term for a test or research study of a drug, device or medical procedure using people. These trials – sponsored by drug companies, doctors, hospitals and the federal government – are conducted to learn whether a new treatment is safe and if it works. But, keep in mind that these new treatments are also unproven, so there may be risks too.

Also be aware that all clinical trials have certain eligibility criteria (age, gender, health status, etc.) that you must meet in order to be accepted. And before taking part in a trial, you'll be asked to sign an informed consent agreement. You can also leave a study at any time.

Find a Trial

Every year, there are more than 100,000 clinical trials conducted in the U.S. You can find them by asking your doctor who may be monitoring trials in his or her specialty. Or, you can look for them on your own at ClinicalTrials.gov.

This website, sponsored by the National Institutes of Health, contains a comprehensive database of federally and privately supported clinical studies in the U.S. and abroad on a wide range of diseases and conditions, including information about each trial's purpose, who may participate, locations, and phone numbers for more details.

If you want some help finding the right trial, try ResearchMatch.org, a web-based resource created by Vanderbilt University that connects willing patients with researchers of clinical trials.

ical trials.

Or, use the Center for Information and Study on Clinical Research Participation at CIS-CRP.org. This is a nonprofit organization that will take your information online or over the phone and do a thorough clinical trials search for you, and mail or email you the results within a week or two. Call 877-633-4376 for assistance.

Those with dementia and their caregivers can also locate clinical trials at the Alzheimer's Association TrialMatch at TrialMatch.alz.org.

### Things to Know

Before deciding to participate in a trial, you need to first discuss it with your doctor to make sure it is appropriate for you. Then, schedule an appointment with the study's medical team and ask lots of questions, such as:

- What's the purpose of the study and can it improve my condition?
- What are the risks?
- What kinds of tests and treatments does the study involve, and how often and where they are performed?

• Is the experimental treatment in the study being compared with a standard treatment or a placebo?

• Who's paying for the study? Will I have any costs, and if so, will my insurance plan or Medicare cover the rest?

• What if something goes wrong during or after the trial and I need extra medical care? Who pays?

For more information on clinical trials for older adults visit the National Institute on Aging ([nia.nih.gov/health/clinical-trials](http://nia.nih.gov/health/clinical-trials)), which has many informative articles including one on "questions to ask before participating in a clinical trial."

Send your senior questions to: Savvy Senior, P.O. Box 5443, Norman, OK 73070, or visit [SavvySenior.org](http://SavvySenior.org)

## Free Senior Drivers Seminar February 27

Seniors can stay safe and save money by registering for the Castro Valley Library's popular senior driving program "Age Well / Drive Smart."

### Senior Lunch

The Kenneth Aitken Senior Center at 17800 Redwood Road in Castro Valley offers delicious lunches for seniors age 60 years or older at noon on Mondays, Tuesdays and Wednesdays.

The meals, provided by Spectrum Community Services, must be ordered at least by noon a day in advance. The suggested donation is \$3.75 per person.

Join the Senior Center for a nutritious meal prepared by a dietitian and meet new friends in the neighborhood. For more information, please call 510-881-6738.

Well / Drive Smart."

The seminar, conducted by the California Highway Patrol, will include such topics as compensating for age-related changes, tuning-up driving skills, rules of the road, and safe driving tips. On completion of the

class, participants will receive a certificate for completing the course which may entitle them to an automobile insurance discount.

To register (required) for this free class, call the Library Information Desk at 510-667-7900.

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## LIFESTYLE

## On Valentine's Day, Let Them Eat Cake

VALENTINE'S DAY is next week and if you haven't found the perfect gift for that certain someone, you probably couldn't go wrong with one of these homemade chocolate cakes.

### GERMAN'S CHOCOLATE CAKE

- 1 (4-ounce) package Baker's German's sweet baking chocolate
- 1/2 cup boiling water
- 1 cup butter or margarine
- 2 cups sugar
- 4 eggs, separated
- 1 teaspoon vanilla
- 2 cups all-purpose flour
- 1 teaspoon baking soda
- 1/2 teaspoon salt
- 1 cup buttermilk
- Coconut-pecan frosting

Preheat oven to 350°F. Melt chocolate in water and cool. Cream butter and sugar. Beat in egg yolks. Stir in vanilla and chocolate.

Mix flour, soda and salt. Beat

in flour mixture, alternately with buttermilk.

Beat egg whites until stiff peaks form; fold into batter. Pour batter into three 9-inch layer pans, lined on bottoms with waxed paper.

Bake at 350°F for 30 minutes or until cake springs back when lightly pressed in center. Cool 15 minutes; remove and cool on rack.

### Coconut-Pecan Filling & Frosting

- 1 (12-ounce) can evaporated milk
- 1-1/2 cups sugar
- 3/4 cup (1-1/2 sticks) butter
- 4 egg yolks (slightly beaten)
- 1-1/2 teaspoons vanilla
- 1 (7-ounce) package shredded sweetened coconut
- 1-1/2 cups chopped pecans

In large saucepan, mix evaporated milk, sugar, butter and egg yolks. Cook and stir over medium heat about 12 minutes or until thickened and golden brown.

Remove from heat. Stir in vanilla, coconut and pecans. Cool to

room temperature and spreading consistency. Makes about 4-1/2 cups of frosting.

### HERSHEY'S PERFECT CHOCOLATE CAKE

- 2 cups sugar
- 1-3/4 cups all-purpose flour
- 3/4 cup Hershey's Cocoa
- 1-1/2 teaspoons baking powder
- 1-1/2 teaspoons baking soda
- 1 teaspoon salt
- 2 eggs
- 1 cup milk
- 1/2 cup vegetable oil
- 2 teaspoons vanilla extract
- 1 cup boiling water

Heat oven to 350°F. Grease and flour two 9-inch round baking pans.

Stir together sugar, flour, cocoa, baking powder, baking soda and salt in large bowl. Add eggs, milk, oil and vanilla; beat on medium speed of mixer 2 minutes. Stir in boiling water (batter will be thin). Pour batter into prepared pans.

Bake 30 to 35 minutes or until

wooden pick inserted in center comes out clean. Cool 10 minutes; remove from pans to wire racks. Cool completely. Frost with chocolate frosting. Makes 12 servings.

### Hershey's Perfect Chocolate Frosting

- 1/2 cup (1 stick) butter or margarine
- 2/3 cup Hershey's Cocoa
- 3 cups powdered sugar
- 1/3 cup milk
- 1 teaspoon vanilla extract

Melt butter. Stir in cocoa. Alternately add powdered sugar and milk, beating to spreading consistency.

Add small amount additional milk, if needed. Stir in vanilla. Yields about 2 cups frosting.

### EASY CHOCOLATE CUPCAKES

- 1-1/2 cups all purpose flour
- 1/4 cup Hershey's unsweetened cocoa powder
- 1 cup granulated sugar
- 1 teaspoon baking soda
- 1/2 teaspoon salt
- 1 cup brewed coffee
- 1 tablespoon white vinegar
- 2 teaspoons vanilla extract
- 6 tablespoons olive oil
- Frosting:*
- 4 tablespoons butter



PHOTO COURTESY OF HERSHEY'S CHOCOLATE

### Hershey's Perfect Chocolate Cake

- 1/3 cup unsweetened cocoa powder
- 1-1/2 cup powdered sugar
- 3 tablespoons milk
- 1 tablespoon vanilla extract

Preheat oven to 350°F with a rack in the middle position. Prepare muffin tin with cupcake liners.

In a large bowl, vigorously

whisk together the flour, cocoa powder, sugar, baking soda, and salt until there are no visible lumps.

In a separate bowl, mix together the coffee, vinegar, vanilla and olive oil and pour into the dry ingredients. Stir only until they just come together in a thin, lumpy mixture.

Ladle into the cupcake liners to about two-thirds full. Bake for 18 to 20 minutes, until toothpick inserted in center comes out clean. Remove from oven, cool in the pan for 5 minutes, then remove from pan and cool on a rack.

To make the frosting: Melt butter in a small saucepan and remove from heat. Stir in the cocoa until smooth. Sprinkle in about a third of the powdered sugar, stir, then sprinkle in about a half of the milk.

Keep alternating with the powdered sugar and either milk or vanilla, stirring after each addition, until the frosting is the consistency you want. Makes a dozen cupcakes.

## Valentine's Day Sale!



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**\$35**

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(\$1.00 for each additional word)

This offer is for private party ads only (no dealers). Items must be priced and only one item may be listed for sale. You may change the asking price at anytime (no other changes are allowed). You may cancel your ad at anytime (there are no refunds available on this \$35 special). Other restrictions may apply. For more information call Patrick at 614-1558.



## Celebrate Valentine's Day Feb. 14 at LUKE'S GRILL

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Make Your Reservations Now  
Seatings: 4:30 pm • 6 pm • 8 pm



# San Leandro Girl Scouts Create Kindness Rock Garden

Six girls from San Leandro Girl Scout Troop 31239 in San Leandro joined Troop 11302 and other sister troops from around the Bay Area to install a Kindness & Inspiration Rock Garden in the town of Windsor.

The rock garden is part of the scouts' Cadette aMAZE Journey. It's open to visitors at the Windsor Town Green in the Sonoma County town about 9 miles north of Santa Rosa.

A Girl Scout Journey is an educational experience where girls can explore new concepts, connect with Girl Scout sisters, learn to help their community and make a difference in the world.

Prior to completing the Kindness & Inspiration Garden, 23 Cadette Girl Scouts worked for two full days learning from experts and each other to complete the extensive journey requirements. Therapist Sierra Dator, MSW, LCSW, who specializes in therapy for youth, adults and families and offers Wise Girl workshops, helped the girls learn to navigate friendships, better understand cliques and how to define and respond to bullying behavior.

Fine artist Rachel Forbis, who recently started working on custom and commissioned art pieces on rocks and remnants from the Santa Rosa firestorm, helped guide the girls and teach them how to paint inspirational messages on rocks so that they can continue to inspire and uplift others for years to come.

Girl Scout Troop 31239



Girl Scouts from San Leandro installed a rock garden in the town of Windsor.

is a troop of six girls, all at the Cadette level, who attend sixth grade in two San Leandro schools. The journey weekend event was conducted by Troop 11302 based in Windsor.

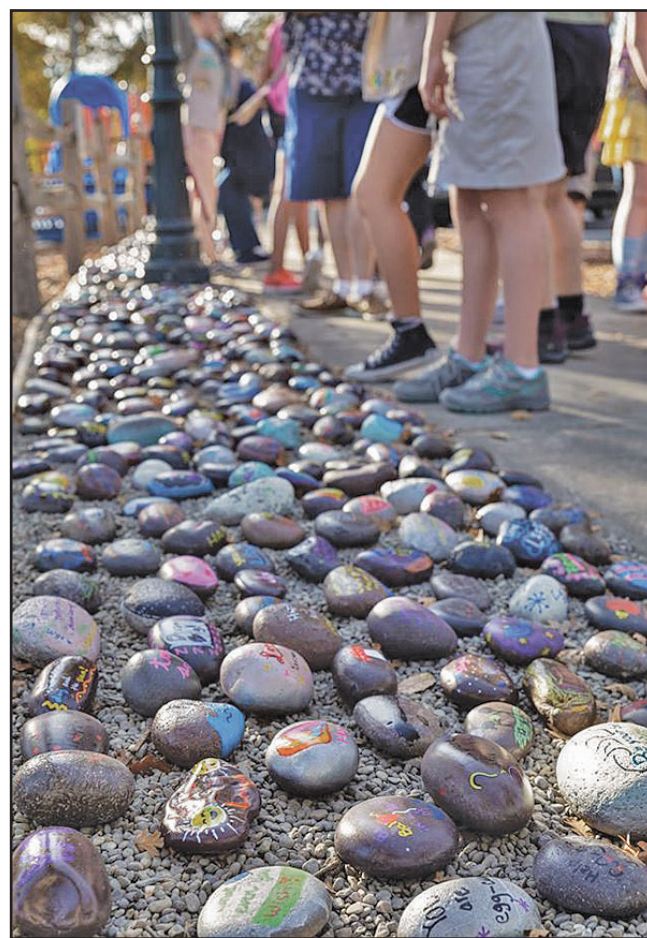
The Girl Scouts would like to thank the Town of Windsor which allowed them to use the land and space to install the garden, SBI who donated the materials to build the garden, Healdsburg Signs who donated the garden sign, Shannon McMath who designed the sign, Rachel Forbis and Sierra Dator.

For more information about The Kindness & Inspiration Rock Garden, contact Jennifer Wall at [jenwall68@gmail.com](mailto:jenwall68@gmail.com).



Girl Scouts of Northern California works with local girls to develop life skills in financial literacy, healthy living, and STEM

in a 19-county area, from Gilroy to the Oregon border. To learn more, join, volunteer, reconnect, or donate, visit [www.gsnorcal.org](http://www.gsnorcal.org).



## Alta Mira Club Mystery Writers Tea

The Alta Mira Club, 561 Lafayette Ave. in San Leandro, will host a Mystery Authors Tea on Monday, Feb. 18, at 11:30 a.m., featuring three outstanding mystery writers – Margaret Dumas, Ann Parker, and Penny Pike aka Penny Warner. Delicious tea sandwiches and desserts will be served at 11:30 a.m., followed by

the author program.

This year's event will be for scholarships and the building fund. Tickets are \$20. For res-

ervations, call Nancy Fong at 483-1018 or email [Nancyfong@aol.com](mailto:Nancyfong@aol.com). Reservations are being accepted now.

## Class for Seniors To Write Memoirs

The Arts Commission of the City of San Leandro is sponsoring through its Grants Program "Arts in Memoirs," a free series of four classes for seniors to write their memoirs.

The memoirs can be written in English or any other language. The one-hour classes will be on Saturdays in March and April, guided by a retired teacher Kathleen McCabe-Martin. The venue is yet to be determined.

If you are interested, email by Feb. 19 to Project Coordinator Bella Comelo at [bellacomelo@hotmail.com](mailto:bellacomelo@hotmail.com).

### Dino's

#### RESTAURANT

### Valentine's Day Menu

**3:00 pm to 9:00 pm**

**Dinner includes: Entrée, your choice of soup or salad and dessert.**

**Soup: Red Pepper**

**Salad: Mixed Greens with Vinaigrette Dressing & Smoked Salmon.**

<b>Chicken Oscar .....</b>	<b>\$18.95</b>
<b>Stuffed Fillet of Sole .....</b>	<b>\$21.95</b>
<i>Stuffed With Shrimp and Crab Meat</i>	
<b>Prime Rib of Beef (10 Oz.) .....</b>	<b>\$24.95</b>
<b>Fillet Mignon .....</b>	<b>\$27.95</b>
<i>With Double Mushroom Sauce</i>	
<b>Fresh Main Lobster .....</b>	<b>\$31.95</b>
<i>Served Over Pasta</i>	
<b>Dessert Fruit Crepe with Grand Marnier zest</b>	
<b>510-537-1454</b>	
<b>20390 Lake Chabot Rd., Castro Valley</b>	

## Send Your Sweetheart & Loved Ones a Special Valentine Message

Published in the February 13th issue of the  
Castro Valley Forum and the  
February 14th issue of  
the San Leandro Times!

ONLY  
\$15<sup>00</sup>

**DEADLINE: MONDAY, FEBRUARY 11, 2019 • 11AM**

♥♥♥♥♥♥♥♥♥♥  
**Ronnie, Andrew & Ashleigh**  
Happy Valentine's Day!  
To the world's most terrific kids.  
All our love, Mama and Denny

JOAN

Happy Valentine's Day To My Love  
We'll Be Together Always — RJ

TO MY VALENTINE

♥ JOAN SMITH ♥

ALL MY LOVE    ROBERT JONES

♥ JOAN SMITH ♥

Thank You For Being My True Love  
For All These Years!  
Your Sweetheart,  
Robert Jones

**STYLE #1**  
Line of hearts • First line bold  
Up to 20 words

**STYLE #2**  
Large heart • Short name on heart  
Up to 10 words

**STYLE #3**  
All-cap message over large heart  
Up to 10 words

**STYLE #4**  
All-cap name with hearts  
Up to 20 words

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# REAL ESTATE GALLERY



## HOME of the WEEK

Tucked away on a peaceful private road this 4-bedroom, 3-1/2 bath gem in rural Castro Valley sits on 1.4 acres! Take in breathtaking views of the canyon from the sprawling family room or large master bedroom suite.

Gorgeous front yard adorned with flagstone driveway and walkways, fountain, fruit trees, roses, and lush vegetation. Thomasville kitchen cabinets, granite counters, vaulted ceiling, skylights and large island. High quality materials used in the many upgrades. Beautiful hardwood floors, dual pane windows and solar. Horses allowed. Great Castro Valley schools and easy access to major freeways, BART, shopping and entertainment.



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**6881 Sunnyslope Ave.,  
Castro Valley  
\$1,390,000**

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from 1-4 p.m.**

## REAL ESTATE REALITY

By Carl Medford, CRS  
Special to the Times

GUEST COMMENTARY



## The Super Bowl Effect

The housing market is, in many ways, like a living thing. Whether a Buyer's Market or a Seller's Market, it fluctuates and moves about like a tree in the wind, and, like a sentient being, seems quite frequently to have a mind of its own.

It reacts to current events and can, quite literally, pivot and change in a single day.

Looking backwards it is usually quite easy to see when the market shifted. It is no secret the economic collapse approximately ten years ago took a vibrant seller's market and, overnight, turned it from boom to bust.

Homeowners, unable to pay escalating monthly payments due to wildly adjusting loans either lost their homes to foreclosure or resorted to short sales. Prices plummeted and buyers, especially investors, had free rein.

While difficult to pinpoint

a specific day because of the breadth of the collapse, it is generally agreed that the market crested in May, 2007 and then began its epic ride into historic ruin.

It is also possible to see when the market turned upwards and transitioned from a buyer-oriented market to a full-blown seller's market. It happened, quite literally, in a single day – February 7th, 2011.

For those who might be sports trivia buffs, that happens to be the day after the Green Bay Packers defeated the Pittsburgh Steelers 31-25 in Super-bowl XLV. Quite literally, the very next morning, our phones began ringing off the hook and did not stop for months after.

Called "The Super Bowl Effect," it is the time of year which usually indicates the shift from the dismal winter months into the upward-focused spring-time. It's the time when football fans no longer have their prime

weekend hours tied up cheering on their favorite teams and can now focus on real estate.

If we are going to see an upward turn in the market and increased buyer activity, this is usually the time of year it is going to happen.

The seller's market that began in February, 2011 and then went on a seven-and-a-half-year record-breaking romp, finally reached a peak this past June, 2018, as sales slowed and prices dropped through to the end of the year.

While it is very unlikely we will see another market like that for some time, it is possible that we may see a reversal now that Super Bowl LIII is in the books.

It will be interesting to see.

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.

## WEEKEND GARDENER

### Vegetables

Although nighttime temperatures continue to drop to the low 30s, seeds in the garden will germinate, but very slowly. Sow beets, celery, carrots, chard, chive, collards, garlic, leafy lettuce, mustard, parsley, peas, radishes, spinach and turnips. Keep an eye out for snails and slugs as the seeds germinate.

**3712 Seven Hills Road • Castro Valley • \$838,000**

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## OPEN HOMES SATURDAY & SUNDAY FEB. 9<sup>th</sup> & FEB. 10<sup>th</sup>

CITY	SAT	SUN	ADDRESS	PRICE	BDRMS/BATHS	REALTOR	AGENT	PHONE
A	—	2-4	1844 Starview Dr.	\$NA	3/2.5	Rinetti & Co. RE	Tianne/Perry	510-326-0378
K	—	1-4	4360 Eagle Peak Rd. #C	\$489,000	3/2.5	J. Rockcliffe RE	Lisa ferraris	510-304-1271
C	1-4	1-4	20029 Summer Glen Pl.	\$725,000	2/2.5	Berkshire Hathaway	Kathi/Wayne	510-333-9404
C	—	1-4	3712 Seven Hills Rd.	\$838,000	3/2	Coldwell Banker	Laurie Pfohl	510-851-3551
Z	—	2-4	2828 Waterton St.	\$995,000	3/2	Compass RE	Jeff Goodman	510-407-0905
C	1-4	1-4	6881 Sunnyslope Ave.	\$1,390,000	4/3.5	The Grubb Team	Judy Grubb	510-909-2930

**One-Line Open Home Listings run Wednesdays in the Castro Valley Forum (22,500 circ.) and Thursdays in the San Leandro Times (38,500 circ.) for \$25. For more information and a listing form, Call 614-1558. DEADLINE: TUESDAY AT NOON.**

### CITY GUIDE

A = SAN LEANDRO • B = SAN LORENZO • C = CASTRO VALLEY • D = DANVILLE • F = FREMONT • H = HAYWARD • K = CONCORD  
L = LIVERMORE • M = MODESTO • O = OAKLAND • P = PLEASANTON • S = SHEFFIELD VILLAGE • Z = ALAMEDA



All real estate advertised in the San Leandro Times is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, marital status, national origin, or intention to make any such preference, limitation or discrimination. The San Leandro Times will not knowingly accept any advertisement for real estate that is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

## Looking to sell your home, but are short on funds for cosmetic repairs?

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DRE 01338912

Alameda



**2828 Waterton Street  
OPEN SUNDAY 2-4**  
3 Beds 2 Bath \$995,000  
**2828waterton.com**

Single level home located on the lagoon.. This 1650 square foot home (approx) is located on a cul-de-sac and features hardwood floors, family room, living room and backyard ideal for entertaining.

Alameda



**2524 Webb Avenue  
PENDING**  
2 Beds 1 Bath \$729,000  
**2524webb.com**

Craftsman Style home located on a cul-de-sac. This home has many of the original details. Features include hardwood floors, dining room, breakfast nook, fireplace, finished attic and cute backyard.

Glenview



**4707 Park Boulevard  
PENDING**  
Fourplex \$1,195,000  
**4707park.com**

4 Unit Building built in 1940. This property includes 4 separately metered 2 bedroom 1 bathroom units. All units currently occupied including owner's unit. Each unit approximately 700 square feet in size with 2 units featuring views of water.

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## Mortgage Rates Tick Up

Mortgage rates moved up slightly last week after weeks of moderating, according to Freddie Mac's nationwide survey.

The 30-year fixed-rate mortgage averaged 4.46 percent, up from 4.45 percent the week before. A year ago

at this time, the 30-year rate averaged 4.22 percent.

Fifteen-year loan rates last week averaged 3.89 percent, up from 3.88 percent.

Five-year hybrid adjustable-rate mortgages (ARMs) averaged 3.96 percent, up from 3.90 percent.

### RECENT HOME SALES

#### San Leandro

15285 Upton Avenue	94578: \$210,000 4 BD - 1,760 SF - 1952
1400 Carpentier Street	94577: \$329,000 1 BD - 804 SF - 1983
16709 Rolando Avenue	94578: \$430,000 3 BD - 1,784 SF - 1939
14317 Doolittle Drive	94577: \$438,000 2 BD - 980 SF - 1974
14772 Saturn Drive	94578: \$465,000 2 BD - 916 SF - 1941
400 Davis Street	94577: \$480,000 2 BD - 1,671 SF - 1982
1547 167th Avenue	94578: \$575,000 4 BD - 1,472 SF - 1961
678 Greer Avenue	94579: \$585,000 3 BD - 1,054 SF - 1952
1334 Dorothy Avenue	94578: \$690,000 3 BD - 1,317 SF - 1946
2051 West Avenue 133rd	94577: \$815,000 4 BD - 2,280 SF - 1951
16667 Kildare Road	94578: \$840,000 4 BD - 1,760 SF - 1966
1312 Begier Avenue	94577: \$950,000 3 BD - 2,071 SF - 1939
923 Warden Avenue	94577: \$1,411,000 3 BD - 1,012 SF - 1944

**TOTAL SALES:** 13  
**LOWEST AMOUNT:** \$210,000 **MEDIAN AMOUNT:** \$575,000  
**HIGHEST AMOUNT:** \$1,411,000 **AVERAGE AMOUNT:** \$632,153

### RINETTI & Co.

#### NEW LISTING

1844 Starview Drive, San Leandro  
Open House Sunday from 2-4

#### ACTIVE LISTING

224 Bellevue Drive, San Leandro  
Asking Price \$639,000

1103 MacArthur Blvd. • San Leandro • 510-568-6171 • www.RINETTIco.com

### DOWNTOWN SAN LEANDRO 2 BDR./2 BA. • \$389,000



**433 Harlan St •** Charming 803 sq/ft Condo near BART with sweeping views of the foothills. HOA dues 313/mo. Gated garage and laundry. Visit: 433Harlan208.com. Open House Sat 2/9 & Sun 2/10 from 2-4:30pm

Giuseppe Zumbo  
Broker Associate | Realtor  
ZumboRealEstate.com | DRE # 01753412

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### JUST SOLD!

96 Begier Ave. San Leandro • \$635,000  
97 Broadmoor Blvd. San Leandro • \$715,000

### FOR RENT

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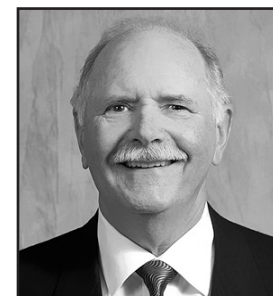
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# Housing: CASA compact endorsed by Schaaf, Breed and Licardo

continued from front page

and landlords say it will hurt the free market and actually result in fewer affordable housing options in the Bay Area.

In December, the CASA compact was endorsed from the mayors of the three largest Bay Area cities: London Breed in San Francisco, Libby Schaaf in Oakland, and Sam Liccardo in San Jose. Last week, legislators from San Leandro, Hayward, Union City, Newark, and Fremont heard about CASA policies from the MTC.

The CASA compact has 10 goals:

1. create a regional just-cause eviction policy
2. impose rent caps so rents can't be increased by more than set amounts annually
3. offer people rent assistance and access to legal counsel on tenant matters
4. remove red tape when creating accessory dwelling units ("mother-in law" units)
5. minimize zoning requirements near transit hubs so more dense housing can be built
6. legislative reform of housing approval process so it is easier for tenants
7. expedite governmental

approvals and financial incentives for specialized housing such as senior housing

8. unlock public land (such as land owned by BART or cities) to be used for affordable housing

9. find funding to accomplish all of this

10. establish a regional leadership authority to implement the CASA plan.

The compact also includes creating legislation to enact what the MTC has termed "calls for action," including lowering the voter threshold for housing funding measures and re-establishing city redevelopment agencies

throughout California.

The CASA compact will now move forward through the Association of Bay Area Governments and the state legislature. While the outline for action is complete, it remains to be seen whether it can really be implemented.

The MTC says that the compact is possible if they can get \$1.5 billion of funding each year for the next 15 years, which they say could come from a combination of sources including developers, taxpayers, and local governments. Among the suggestions were asking voter approval for a regional sales tax

or bond measure and imposing special fees for new commercial construction.

Critics have said that the communities that will be directly affected by the plan weren't consulted thoroughly enough by the CASA steering committee before the compact was created.

"This would mean creating a new agency with the power of eminent domain," said speaker Zelda Bronstein, a San Francisco journalist who has written several articles critical of the compact.

San Leandro resident Rose Riskind was also skeptical of having outside agencies supplant the authority of individual cities so cities lose control over their ability to limit potential developments if necessary.

"My concern is that we have elected officials whose main job is to enforce their city's charter and when you accept outside control, it undermines that," said Riskind. "We are losing more and more community input and this would only make that disenfranchisement worse."

Landlords also objected to the CASA compact. Bill Mulgrew of

the Rental Housing Association of Alameda County said the regional plan wouldn't meet the needs of the individual cities.

"Hayward isn't Fremont, isn't Newark, isn't San Leandro, isn't Union City," said Mulgrew. "Each community has different aspects and I'm a little concerned that seven of the 10 (CASA components) take away local control."

Developer Tom Silva said the proposed rent cap was just rent control by another name and that it won't work.

"The way out of the housing crisis isn't a rent cap, it's building new housing," said Silva.

But there were many supporters of the compact who said that, while it may not be perfect, it's the best idea for some kind of housing relief in the Bay Area.

"Housing is a regional problem and regional problems require regional solutions," said San Leandro resident Mike Katz-Lacabe. "Left on their own, each one of these cities couldn't come up with a BART system or a freeway system."

## Apartments: 'Will negatively impact our life'

continued from front page

ance for more units.

Silva told the City Council that his opposition is simply afraid of change in their neighborhood and quoted FDR, "The only thing we have to fear is fear itself."

Silva touted the building's "green" design which includes solar panels and storm water landscaping. There are plans for a roof-top deck, refrigerated lockers for tenants' grocery deliveries, and bike lockers.

The city requires an affordable housing allowance for all new construction, which developers can either include on the property or pay an "in-lieu" fee. For the 1388 Bancroft site, seven low income units would have been required, but Silva plans to provide just two and pay \$160,000 into the city's affordable housing fund instead.

The proposed development has received support from former City Councilmembers Jim



Plans for a green apartment building on Bancroft Avenue have had a hard time taking root.

Prola and Diana Souza, the San Leandro Chamber of Commerce, and several local construction unions.

Few Estudillo Estates residents have spoken in support of the development, but Patty Breslin wrote the city in favor of the apartments.

"We all know the statistics on housing in California and yet we persist in blocking development 'in our own backyard,'" wrote Breslin. "We need supply at all levels - market rate and affordable in every neighborhood and on all available parcels, to help to

drive the price of housing down. I urge you to think of the whole community, and not pander to the few who 'have theirs' and have the time to organize community meetings and monopolize the public discourse."

But the vast majority of area residents want a smaller development on the parcel and encouraged the City Council to not approve the zoning amendment which would make Silva's project possible.

"I am a San Leandro resident and parent of a sixth grader at Bancroft Middle School," said Melisa

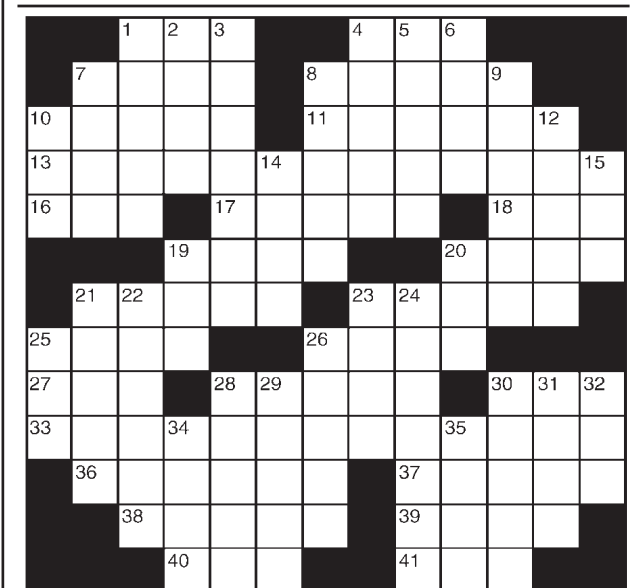
DiTano. "The intersection of Bancroft and Estudillo is already very busy. Adding a large complex will make the intersection less safe for our kids and negatively impact our quality of life."

Others said rental apartments will lower their property values.

"If you take a drive along Bancroft you will find no shortage of apartment buildings for rent, many of them near Safeway, run-down," said Vanessa Pineda-Klein. "Unfortunately, for the homes that are immediately around these buildings it has negatively impacted the value of the homes and ultimately the neighborhood desirability. If you stand in the backyard of a home on Dowling or Broadmoor that backs or is next to an apartment building you will understand why its value is affected by the buildings behind them."

The next step will be for Silva to bring another version of his proposed development to the City Council within the next 90 days.

## THE TIMES CROSSWORD



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- 5 Square dance quorum
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- 7 Small songbird
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- 22 Pirate costume feature
- 23 Sheet of glass
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- 29 Chopin piece
- 30 Picked a target
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- 34 Satan's forte
- 35 Kill a bill

ANSWERS ON PAGE 3

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### Mary Castellano

September 13, 1920 - January 18, 2019

Mary Castellano, born in Stockton, California on September 13, 1920, passed away at age 98 on January 18, 2019. She is survived by her twin sister, Frances Arnolfo, daughter Denise Spindler, granddaughter Gina Spindler, son-in-law Mark Spindler, and nieces and nephew Nancy Ottino, Renie Bartolini, and John Arnolfo. Mary was predeceased by her husband Ernest Castellano and son David Castellano. She was an active member of the Italian-American community, participating in many Italian social organizations. Mary will be remembered for her warmth, generosity, and enthusiasm for life. This is best illustrated by her loyalty to family and friends, passion for food, and eagerness to pursue new experiences. A memorial service will be held on February 10, 2019 at 11:00 am at Santos-Robinson Mortuary. In lieu of flowers, Mary's family requests that donations be made to the American Heart Association or the Alzheimer's Association.



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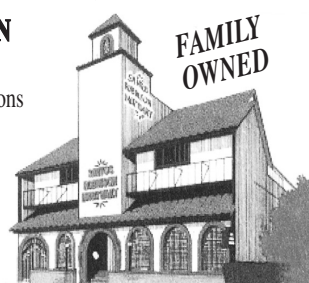
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## OPINION

## LETTERS to the EDITOR

Letters must include the writer's name, address and phone number, and *must be under 300 words*. We reserve the right to edit as necessary. E-mail letters to: [letters@ebpublishing.com](mailto:letters@ebpublishing.com) or fax to: 510-483-4209, or send by mail to: The Editor, San Leandro Times, 2060 Washington Ave., San Leandro, CA 94577.

### Accuses Times of Personal Bias In Reporting on San Leandro

Editor:

Why do you and Amy (Sylvestri) continuously poke in the eye the very source of your revenue? Instead of just reporting the facts I think you let your personal bias against the City and residents of San Leandro creep into your copy.

The latest incident of your showing lack of respect for fact and us comes out in "Still a Manufacturing Town." In what should be a simple story about commercial and residential development you manage to slip in two black eyes to the community.

First, saying that the City attracts manufacturing rather than technology is clearly a swipe at City leaders. It is not a case of rather. The City is attracting both. Adding rather is your personal bias and serves no good.

Second, in the same article you make it appear as if economic development manager Bowman actually said and labeled those of us that oppose 1388 Bancroft as NIMBYs. I am certain the City didn't say what you printed. Poor editing of a sentence?

Worse is that you added this editorial comment on page 12 while on page 11 there are four letters to the "Editor" that support the development if it adheres to current zoning. Now why are people upset again? Oh yeah, read page 11.

Start an editorial column for yourselves if you need personal outlets for your private opinions. Reporting the news with clear bias and closing your ears and eyes to the community that you expect to support your publication is, in my opinion, not a sustainable business strategy.

—John Clouston  
San Leandro

### Says Times Misrepresents Opponents of Bancroft Project

Editor:

In the article "Still a Manufacturing Town" that appeared in the January 31 issue, I was dismayed and rather surprised to see Amy Sylvestri refer to the opponents of the 1388 Bancroft Avenue development as "not-in-my-backyard" homeowners.

First of all, this is a total misrepresentation of those opposing the proposed development. If she were to have read the many articles and letters that have discussed this issue, she would have realized that the neighbors are not opposed to a housing development on that property. Rather, it is the size of the building, lack of parking, and the fact that it violates current zoning regulations.

But, secondly, even if she truly believed that the characterization was accurate, should a reporter be making such judgments in what was supposedly a straight news story? The ethics of journalism state that reporters should strive for accuracy, objectivity and impartiality in their reporting. I find her comments in this story to be neither accurate, objective nor impartial.

—Maureen Sirhall  
San Leandro

### Clarification of Comments on License Fees for Retired Nurses

Editor:

I am writing to clarify the comments I made to the San Leandro Times Inquiring Reporter regarding license fees for retired nurses.

The article failed to mention that this issue was regarding fees for retirees. Almost every Saturday, myself and several other retired nurses volunteer at Ashland Free Medical Clinic. The purpose of this clinic is to provide free health care to low-income, uninsured people with medical needs.

The entire staff, MDs, RNs, NPs, PTs, translators, phlebotomist etc. all work for free. There is no paid staff. When I went to renew my license, I was shocked at the increase in fees. In order to volunteer as a Nurse Practitioner, it cost me \$675 in license fees.

The retired RNs who volunteer pay \$190. The retired MDs at the clinic explained that they have reduced license fees for MDs who wish to volunteer. This benefit does not exist for nurses. All the nurses who volunteer believe it to be unfair that the license fee for retired physicians is only \$37 when nurses have no fee reduction. I wrote to my local state representatives and the Board of Nursing but was unable to generate much interest.

These fees can also have a major impact on the Red Cross as they rely heavily on retired nurses for their volunteer programs.

For those on a fixed income, these fees can be prohibitive. As a group, we are hoping to get support for legislation that will reduce the licensing fees for those nurses who wish to continue serving the public in a volunteer capacity.

—Mary Mapelli Conway, NP;  
—Kathleen Ruel, NP;  
—Barbara Pagan, RN;  
—Jean Carroll, NP;  
—Kathy Rolita, RN

### 'Finding Dorey'

Editor:

This letter is in response to Corey Anderson's letter, "Says Hatred for Trump Fuels Opposition to the Wall," published in the San Leandro Times on January 24.

My four year old (a proud San Leandro resident) loves this movie about a fish trying to find its way home. One of the fish, played by Ellen Degeneres, suffers from short term memory loss and it appears that San Leandro has its very own forgetful and (in our case) hateful fish.

Let's call this fish "Dorey."

Dorey felt compelled to confront the "hatred" of his fellow San Leandro neighbors so I thought I'd help out a bit in the event that any of your readers would mistake his comments as factual. They are not.

Here's why I believe San Leandro's Dorey also suffers from short term memory loss:

- Did Dorey forget that just this week, the leaders of our intelligence community (appointed by his beloved President) briefed our Congress on the biggest threats to America? The wall was *not* mentioned, *not* once. There is no emergency.

- Dorey and those who think like Dorey love to scare people with images of terrorism. I suspect they are still awaiting an attack from the "The Caravan, that has mid-east terrorists?" Supporters of the wall seem to always, and conveniently, forget some important details about attacks like 9/11, our country's largest terrorist attack: they did *not* come into the US via Mexico, they came in through Canada.

- "Who is going to pay for the wall?" I don't remember the response being the "U.S. Taxpayer or the people of San Leandro." Do you?

The people of San Leandro are welcoming and value inclusiveness. If Dorey wants to build a wall than he should do it around his own own home. There is no amount of "speaking in code" that can hide what this issue is *really* about: It's not about keeping all the fish safe, it's about not letting the brown fish swim in "our" water.

—Maurice Sternemann  
San Leandro

### Says Greater Danger is of Being Killed by Citizens Than Aliens

Editor:

I say both Corey Anderson and Leo West (as usual) are wrong. They want to build a wall, but why?

They should be way more afraid of being killed by a US citizen than any illegal alien. I dare them to read over following data and they might see the reality of my statement, but I doubt it.

Citizenship details on the 10 largest mass shootings in the US before 2018:

(1) Stephen Paddock, born an American citizen, killed 58 people in Las Vegas Oct. 2017; (2) Omar Mateen, born an American citizen, killed 49 in Orlando June 2016; (3) Seung-Hui Cho, Korean-born but a lawful permanent citizen, killed 33 at Virginia Tech April 20; (4) Adam Lanza, born an American citizen, killed 28 at Sandy Hook Elementary School Dec. 2012; (5) Devin Kelley, born an American citizen, killed 26 in Sutherland Springs, Texas Nov. 2017; (6) George Hennard, born an American citizen, killed 24 in Killeen, Texas Oct. 1991; (7) James Huberty, born an American citizen, killed 22 in San Ysidro, Calif. July 1984; (8) Charles Whitman, born an American citizen, killed 18 at the University of Texas Aug. 1996; (9) Patrick Sherill, born an American citizen, killed 15 in Edmond, Okla. Aug. 1986; (10) Syed Rizwan Farook and Tashfeen Malik, he was born in Pakistan but a US citizen, she married and was here on a K-1 visa, killed 14 San Bernardino, Cal. Dec. 2015

—Ken Kellogg  
San Leandro

### Looks Forward to Electing More Compassionate Supervisors

Editor:

I testified at the board meeting of the Alameda County Supervisors recently and recommended it ban two brutal rodeo events, wild cow milking and mutton busting.

Three videos were shown to the board of those types of recent events at Rowell Ranch clearly evidencing the abuse and mistreatment of rodeo animals.

Supervisor Valle found the content disturbing and cruel and later Supervisor Chan proposed a ban on mutton busting. Valle, Carson, and Supervisor Miley voted for Chan's proposal—Miley originally voted the status quo — against — the proposal stating he could not see any

abuse and generally sides with industry when in doubt, but then later changed his vote in favor when Chan pointed out the Humane Society is against those events. Haggerty was the sole vote against the Chan proposal.

Supervisors Miley and Haggerty are both Rowell Ranch Rangers listed on its website. This conflict of interest was pointed out by this author, to which Miley did not address it, and Haggerty denied any conflict claiming he gave only \$1,000 to the rodeo committee, but reportedly had no comment when questioned later by a journalist present, about his name on the website.

Mr. Haggerty chaired this hearing

and attempted to hurry through this agenda item, cutting off a number of citizen speakers in mid-sentence if they exceeded their 3-minute time limit. Even going so far to ask four members of the public to voluntarily forgo their public comment.

As a taxpayer of District 4, I look forward to the 2020 county elections to bring forth candidates with compassion and respect for animals and their welfare, that won't turn a blind eye to the ongoing abuse and to the community exposing what's really happening to animals behind rodeo fences and gates.

—Michelle Lang  
San Leandro

## INQUIRING REPORTER

## Gourmet food or mom's home cookin'?

— Asked downtown

I think mom's home cooking. It's just fresher. It's good, basic comfort food.

**Jim Strain**  
Newark



I prefer homemade, the way I like to cook. I love to cook and I like gourmet, but the way I learned from mom is the best. Home cooking can be Italian, Chinese, Japanese, and it's less expensive.

**Steve Jensen**  
Castro Valley



Home cooking, because it's more healthy, it has more flavor and it's more traditional like mom's. My mom would make gallo pinto, it's rice and beans fried together.

**Geraldo Montalvan**  
Hayward



Mom's home cooking, because love goes into it.

**Gwendolyn Bikis**  
San Leandro



Mom's home cooking, because it's something you've been making for so long, you know exactly what to put into it and exactly how to make it.

**Sabrina Bell**  
Oakland





PHOTO COURTESY BRYAN AZEVEDO

## Palma Cleanup

Neighbors came to Palma Plaza on Saturday, Jan. 26, to clean up litter in the plaza and parking lot in an effort organized by Bryan Azevedo.

## Spiritual, but not religious?

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- [www.unitysanleandro.org](http://www.unitysanleandro.org) SUNDAY 11:11 A.M.

## Unity Church of San Leandro

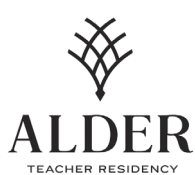
Meeting at 13909 E. 14th St. • San Leandro • 510 483-2132

## Alder Teacher Residency at San Lorenzo Unified

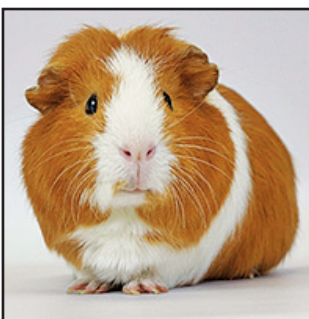
Earn your Master's Degree and Teaching Credential in one year from the University of Pacific through a supportive teacher-training program. Those interested in special education highly encouraged to apply!

Info Session at San Leandro Library  
02/14/19 5:00 - 6:30 PM

Deadline February 18th  
[bit.ly/applytosanlorenzo](http://bit.ly/applytosanlorenzo)



## PETS OF THE WEEK



Ziggy



Miracle

The Pets of the Week at the Hayward Animal Shelter, 16 Barnes Court in Hayward, are Ziggy the Guinea Pig and Miracle the bunny.

Ziggy is an outgoing and friendly Guinea pig. He allows all handling and loves snacking on timothy hay. He has beautiful orange and white markings and is

quite a handsome little guy.

Miracle is a gentle bunny who likes to explore her space. Timid at first, she warms up after a few head/ear pets. She loves greens, hay and an occasional piece of apple. Spayed.

For more information on Ziggy or Miracle, call the Hayward Animal Shelter at 293-7200.

## Pets Galore at Shelter's 'All Fur Love' Adoption

The Hayward Animal Shelter, 16 Barnes Court in Hayward is having its "All Fur Love" pet adoption on Saturday, Feb. 9, from 11 a.m. to 5 p.m. with cats, dogs, puppies, bunnies, Guinea pigs, pet rats.

Free pet adoptions to all qualified homes. Includes spay/neuter, vaccinations and microchip. From noon to 3 p.m. bring your favorite furry friend to our Valentine's Pet Photo Booth for

a \$10 suggested donation.

Bake sale table, boutique table, fun raffle prizes.

All proceeds benefit the Hayward Animal Shelter animal medical and spay/neuter funds.

Sponsored by the Hayward Animal Shelter Volunteers and state Assemblyman Bill Quirk.

For more information, go to [www.haywardanimals.org](http://www.haywardanimals.org)/events.

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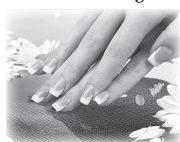
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- Basic Pedicure & Manicure: .....\$30/person
- Gel Manicure (Shellac Manicure): .....\$25/set

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PHOTO BY JIM KNOWLES

The meters at Pelton Plaza take coins, credit cards, or payment by cell phone app.

## Meters: Customers surprised to see meters

*continued from front page*

a better picture of downtown parking. The plan's goal is to "maximize the efficiency of limited parking resources." The parking meters at Pelton encourage faster turnover of parking spaces.

The plan includes parking regulations, rates and time restrictions on both on-street and off-street parking, and installing "smart meters" for more pay options.

"We're working with a parking consultant and the owner of Pelton Plaza," said Mariana Garcia, a project specialist with the City of San Leandro. "With low turnover, it's hard to find parking. But with constant turnover, customers can find parking."

The City of San Leandro and Pelton Plaza have had an agreement for decades that allows the city to operate the parking lot. But in 2016, the owners of Pelton made a new agreement that allows the city to enforce parking regulations in the plaza.

The city hired MacKay Meters to install 52 dual meters, and 14 single meters in Pelton Plaza, and on two blocks of West Juana Avenue. The wireless meters accept coins, a credit card, smart card or payment on a cell phone app.

Paid parking has also been installed cross the street at Parrott Center (site of the former Ploughman's Restaurant). But Parrott Center's meters are private, not city owned.

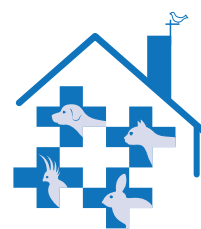
*"With low turnover, it's hard to find parking. But with constant turnover, you can find parking."*

— Mariana Garcia,  
city project specialist

Choi, the popular barber at the Pelton Barber Shop, said people found it shocking when they first saw the parking meters, since it's always been free to park at Pelton. But in the long run, she said it could be better because parking spaces will turn over faster.

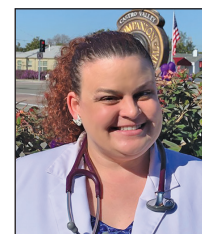
But barber shop customer Bill Stirtz wasn't so keen on the meters.

"I don't like it," Stirtz said. "This place has been here over a half century. It was the first mall. This is old-time San Leandro."



CASTRO VALLEY  
COMPANION  
ANIMAL  
HOSPITAL  
Welcomes

## Dr. Melissa Hardy



Castro Valley Companion  
Animal Hospital has a  
new addition to our team!

Introducing Dr. Melissa Hardy. A graduate of Purdue University in 2010, Dr. Hardy has a big heart and deep love for animals. In her free time she volunteers for several East Bay organizations focused on animal welfare. She is an avid dental care enthusiast and has a soft spot for French Bull dogs.

Come on in and meet our newest veterinarian!

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