

## Holidays Around Town

SUPPORT YOUR LOCAL BUSINESSES AROUND  
TOWN AS YOU DO YOUR CHRISTMAS SHOPPING..... 5

**WEEKEND WEATHER**  
**CLEAR**  
HIGHS: 50-58  
Partly cloudy Friday  
the sunny thru Sunday  
0 10 20 30 40 50 60 70 80 90 100 110  
LOWS: 34-37

FRIDAY

SATURDAY

SUNDAY

# San Leandro Times

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

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THURSDAY, DECEMBER 15, 2022

SAN LEANDRO • CALIFORNIA



## Working in a Sea of Glass

By Mike McGuire  
San Leandro Times

People in churches over the holidays may find themselves marveling at the beautiful stained-glass windows that go so well with holiday sacred music and the religious stories told from the pulpit.

It looks so fragile, and old, some might think, and wonder if the glass could be repaired if it broke. In an area known for earthquakes, that's a good question.

But the answer is yes, and in San Leandro that answer is Margaret Pederson and her Sea of Glass studio. She's repaired, replaced or restored the stained glass in over 30 Bay Area churches over her several

see GLASS, page 5



Margaret Pederson with her work, and (above) the ceiling she did for the Julia Morgan Chapel.

## Gonzalez Sworn In As Mayor

Gonzalez, Reynes, Bowen, Aguilar take oath – San Leandro's most diverse council

By Mike McGuire  
San Leandro Times

A month after Election Day, the people of San Leandro finally know that Juan Gonzalez will be the new mayor, and Celina Reynes and Xouhoa Bowen will join the city council. Councilmember Victor Aguilar was reelected, running unopposed.

The current council voted to officially accept those county results. The incoming representatives were sworn in Monday night at a packed City Hall council chamber. Though they actually take office in January, Azevedo had gotten more first-place votes for mayor, but many supporters of Benny Lee, who finished third, had given their second-choice

Gonzalez was certified the winner for mayor on Dec. 8 by a narrow margin over Bryan Azevedo, under the ranked-choice voting system. see SWORN IN, page 11



PHOTO BY MIKE MCGUIRE

Mayor-elect Juan Gonzalez is sworn in by his son Domenic on Monday night at City Hall.

## State Funds Approved for Mulford Library

By Michael Singer  
San Leandro Times

Construction of San Leandro's new \$8 million Mulford-Marina Branch took a giant step closer last week as the City Council approved a state matching fund in the amount of \$4.1 million.

The branch library money that the City Council accepted last Monday is one of a handful of building grants earmarked to improve the city's other libraries as well. The funds are part of California State Library's Building Forward Match Grant for building

“The Mulford-Marina Branch has been due for an upgrade for the last 30 years.

— Library Director Brian Simons

improvements.

“The Mulford-Marina Branch has been due for an upgrade for the last 30 years, and this grant is instrumental to giving the neighborhood the branch it really deserves,” San Leandro Library Director see MULFORD, page 12

### INSIDE YOUR TIMES

#### MUSIC

Rondalla concert coming to the library. Page 2

#### GARDENING

Trees turn color at different times due to genetics. Page 6

#### RELIGION

See the lighting of the 7-foot-tall Menorah. Page 12

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## MEETING SCHEDULES

### CITY COUNCIL

Council meets on the first and third Monday of each month at 6:30 p.m. in City Council Chambers, City Hall, 835 E. 14th St., San Leandro. For more information, call the City Clerk at 577-3367.

### SAN LEANDRO SCHOOL BOARD

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



## San Leandro Times

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

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## Youths Invited to Play Winter BINGO With the SL Library

The San Leandro Public Library invites all ages to have fun reading and exploring books this winter by playing the Winter Reading BINGO game.

For Kids and Youth Ages 0-18: Join and participate online with Beanstack, the Library's online reading program application, or pick up a game card at the Library. Play by reading or completing activities from Dec. 14 through Jan. 27.

Each Library scratcher gives you the chance to win a small prize or an entry into our grand prize drawing.

Complete the whole game card by Jan. 27 to earn a free scoop of ice cream, generously provided by our friends at Loard's. Grand prizes include gift cards to local businesses including Books Inc. and Lakeshore Learning, and other fun prizes.

For Adults ages 18 and over: Join online using Bean-

stack or pick up a game card at the Library, then complete the activities on Beanstack (squares on the game card) by reading or listening to books or completing activities from Dec. 14 through Jan. 27.

Earn a grand prize drawing ticket for every row of squares completed. Complete the entire game card (or all the badges on Beanstack) by Jan. 27 to earn a finisher prize. Grand prizes include gift cards to local businesses.

"Shorter days and colder temperatures make December a great time to cozy up with a new book or an old favorite. We encourage readers of all ages to join the Library's free and easy winter reading game," says Library Director Brian Simons.

For more information, visit sanleandro.org/winterreading or stop by a branch location (Main Library at 300 Estudillo Ave., or Manor Branch Library at 1241 Manor Blvd).



The American Center of Philippine Arts will perform a free concert.

## Free Rondalla Concert on Saturday

The San Leandro community is invited to enjoy a free, live, musical and cultural performance with the American Center of Philippine Arts (ACPA) Rondalla at the San Leandro Main Library, 300 Estudillo Ave., on Saturday, Dec. 17, from 1 to 2:30 p.m.

The group will showcase an ensemble of stringed instruments played with the plectrum or pick that originated in medieval Spain. The tradition spread to Spanish America and the Philippines. The word rondalla is from the Spanish word "ronda" or "serenade."

ACPA will also offer an interactive and educational portion for the audience. All ages are invited to this cultural event, and no registration is required.

For more information, call 510-577-3971 or email libraryinfo@sanleandro.org

## Police Arrest Three Suspects in Theft of Amazon Delivery Van

An Amazon delivery driver was away from his van making a delivery on 400 block of Superior Avenue on the morning of Dec. 6 when the van was stolen.

The Amazon van was equipped with GPS, and San Leandro police located the van within minutes in the city of Oakland. Detectives commenced surveillance

and saw several people rummaging through the van and the packages inside the vehicle.

Officers and detectives descended upon the group, who ran. After a search of the area of 99th Avenue and Plymouth Avenue, police arrested three suspects for possession of stolen property and vehicle theft. The van was returned to

Amazon.

San Leandro Police were assisted by the Oakland Police Department and the Alameda County Sheriff's Office.

"We are glad no one was hurt during this incident and police could salvage as many packages as possible," said Lieutenant Matthew Barajas of the San Leandro Police Department.

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## Community Calendar

### Holiday Puppet Show: "A Time to Be Jolly"

Join the Manor Branch Library, 1241 Manor Blvd., for the winter holiday puppet show "A Time To Be Jolly" presented by The Puppet Company, on Saturday, Dec. 17, from 3 to 4 p.m. This puppet show is for all ages.

### Grant Avenue Foundation Food Drive

Grant Avenue Foundation will hold a food drive on Sunday, Dec. 18, from 8 a.m. to 2 p.m. at Elio's Family Restaurant, 260 Floresta Blvd. in San Leandro. Bring non-perishable, unopened food items such as canned goods, dry pasta and beans to Elio's parking lot for this drive-through – drop-off event, rain or shine. The food will go to the less fortunate in our community, including children and seniors. The Grant Avenue Foundation is a nonprofit organization in San Lorenzo that supports public schools.

### See Copeland's Christmas Story *The Jewelry Box*

This Sunday, award-winning playwright and actor Brian Copeland returns to The San Leandro Library for a performance of his critically acclaimed Christmas story, *The Jewelry Box*, on Sunday, Dec. 18, at 2 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Tickets are \$25 and available at the door. Proof of vaccination and masks are required of all audience participants. In this hilariously heartwarming story, a young Brian heads to the "mean streets" of Oakland to buy his mom a Christmas present. When he finds the perfect gift – a jewelry box in the White Front Department store – 6-year-old Brian sets out to earn the required \$11.97 by Christmas Eve. Rife with references to 1970s Oakland, *The Jewelry Box* recounts Brian's adventures as he scours the "help wanted" ads, applies for jobs, and collects bottles, inching his way toward the perfect Christmas gift. Recommended for ages 12 and up.

### Winter Lego Show at Bay Area Family Church

After a break of several years the Winter Lego show is back at the Bay Area Family Church, 2305 Washington Ave. in San Leandro. The display is open Saturdays and Sundays from noon to 4 p.m. through Jan. 22, but closed on Dec. 18, Dec. 24 and Dec. 25. \$5 per person donation at the door (cash only).

### Red Cross Blood Drive

Give the Gift of Life. American Red Cross blood drive, Wednesday, Dec. 28, from 9 a.m. to 3 p.m. at Gate510 at 1933 Davis St. in San Leandro (in the vacant Office Depot store space). To sign up, go to [Redcrossblood.org](http://Redcrossblood.org) and use Sponsor Code: Assumption. Your donation will save three lives. For more information, please email [jkehoe.blood@yahoo.com](mailto:jkehoe.blood@yahoo.com)

### Boys & Girls Club's Annual Crab Feed Fundraiser

The San Leandro Boys & Girls Club will holding its in-person annual crab feed – the first since 2019 – on Saturday, Jan. 28. Join an evening of fun, great food, music, raffle prizes and a chance to see the new state-of-the art facility, an \$11 million renovation that now is a designated Teen Center and Community Hub for San Leandro. Tickets are \$65 per person, which includes a dinner of crab, pasta, salad and sourdough bread. To purchase tickets or for more information about the crab feed call Erika A. Ortiz at the Boys & Girls Club at 510-483-5581 between 9 a.m. and 5 p.m. Tickets are also available on the club's website, [www.bgcsl.org](http://www.bgcsl.org). Proceeds support the San Leandro Boys & Girls Club after school, expanded learning program that will serve 3,500 children at 22 school sites in San Leandro and San Lorenzo by January 2023.

### Oakland Aviation Museum

Oakland Aviation Museum, 8252, Earhardt Road in Oakland, is open Wednesday through Sunday from 10 a.m. to 4 p.m. The daily schedule will continue until mid August. Admission is \$15 for adults, \$12 for seniors, \$10 for students and military personnel, and \$8 for kids 5 to 12 years old. Kids under 4 are admitted at no charge.

## Enter MLK Oratory Festival

The City of San Leandro Recreation Department is accepting entry forms for the Martin Luther King, Jr. Oratorical Festival and Poetry Slam 2023 – to be held on Monday, Jan. 16, beginning at 10:30 a.m. at the Marina Community Center, 15301 Wicks Blvd.

The event commemorates the birthday of this great American leader and his life-long work toward equality and peace. Students will perform an original or well-known essay, speech, or poem that celebrates Dr. King's message of peace, tolerance, and social justice.

Students in 3rd through 12th grades attending San Leandro schools are invited to participate. Students can win gift card prizes in their grade category (\$100 first place, \$50 second place in several grade categories).

Students must submit an entry form by Jan. 9 that includes the piece they intend to perform. For details and to complete the entry form, visit [sanleandro.org/mlk](http://sanleandro.org/mlk).

For more information, contact Liz Hodgins at 510-577-3473 or [ehodgins@sanleandro.org](mailto:ehodgins@sanleandro.org).

## News Briefs & Announcements

### Pro Wrestling Toy Drive

The San Leandro Optimist Club, City Councilman Bryan Azevedo and TMD Entertainment present Santa Slam Pro Wrestling Toy Drive on Thursday, Dec. 15, at 7 p.m. at the Marina Community Center, 15301 Wicks Blvd. in San Leandro, featuring WWE Legend Gangrel, MLW Superstar Jacob Fatu, Rock N Rodeo Express, Honor Society and more. Tickets are \$30 ringside, \$20 general admission. Bring a new toy to receive a \$5 discount per person. Get tickets at [ticketleap.com](http://ticketleap.com) and under "Browse Events" type "Santa Slam" in the search window. Tickets also available at Music Depot 944 B St. in Hayward, Monday through Saturday from 9 a.m. to 6 p.m.

### Coca-Cola Caravan Collecting For Alameda County Food Bank

The Coca-Cola Holiday Caravan will stop at the Walmart at 1919 Davis St. in San Leandro from 3 to 9 p.m. on Friday, Dec. 16, and collect food donations for the Alameda County Food Bank. Anyone who stops by can also share the holiday magic with the iconic holiday red truck, take photos with Santa and the Polar Bear, and sample products. San Leandro is the only 2022 Bay Area stop for the Coca-Cola Holiday Caravan.

### Build Your Own Homegrown Plant Habit

The Washington Manor Branch Library, 1241 Manor Blvd., will host a plant and seed giveaway (as supplies last) and family-friendly activities in the library's courtyard patio on Saturday, Dec. 17, from 1 to 4 p.m. 'Tis the season to start a California native plant habitat for bees, butterflies, and birds. A habitat can be as small as a few plants in a pot or as big as an oak tree. See how simple and rewarding it is to nurture biodiversity with your own homegrown habitat.

### Xclusive Speed Food Drive on Sunday

Xclusive Speed Sports Performance Training is hosting a food and toy drive on Sunday, Dec. 18, at Coaches Court, 1369 MacArthur Blvd. in San Leandro. The goal of the toy and food drive is to deliver holiday cheer to kids in the Bay Area and provide families in the community with food during Christmas. Toy and food drop-off is from 10 a.m. to noon, and community pickup is from 12:30 to 2 p.m. Donated toys should be for infants to middle school-aged kids, and donated food must be canned and non-perishable.

### The Book Bunch Book Club

The San Leandro Public Library will host an ongoing senior book club (50+) called "The Book Bunch," scheduled to meet at 1 p.m. on the first Tuesday of every month at the San Leandro Senior Community Center, 13909 East 14th St. The book club will focus on a different reading theme each month. The next "Book Bunch" meeting will be on Tuesday, Jan. 3, from 1 to 2:30 p.m. January stories should take place during the Civil Rights Movement or books that depict Social Inequality or Social Injustice in honor of Martin Luther King Jr. You can pre-register at the Senior Center and select a book to read from their collection or just drop in at any of the meetings with your own book. For more information, call Loanne Hill at 577-3957.

## Lee Rejoins House Leadership Team

Congresswoman Barbara Lee was renamed Co-Chair of the House Steering and Policy Committee for the 118th Congress by incoming Democratic Leader Hakeem Jeffries.

Lee will be joined by Congresswoman Debbie Wasserman Shultz of Florida and Congressman Dan Kildee of Michigan.

The Steering and Policy Committee assigns members of Congress to their committees for the Congressional session. Congresswoman Lee served as Steering and Policy Co-Chair in the 117th Congress as the highest ranking Black woman in House leadership.

"I'm excited to continue my service in House leadership on the Steering and Policy Committee," said Lee. "I'm looking forward to working with co-chairs Reps. Wasserman Shultz and Kildee to ensure our caucus is efficiently and strategically represented in our Congressional committees."

"We are particularly fortunate that Rep. Barbara Lee will serve another term as Co-Chair of the Steering

and Policy Committee," said Incoming Leader Jeffries. "Congresswoman Lee is a powerful voice for the voiceless who has devoted her life to public service, leading

our fight against poverty in America and the global HIV/AIDS epidemic in addition to serving as a passionate advocate for peace throughout the world."

Congresswoman Lee is also a member of the House Appropriations Committee and Chair of the Subcommittee on State and Foreign Operations.



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Sugar & Spice

For the next couple of weeks, the kitchen is going to be a favorite gathering spot for the family, drawn there by the unmistakable scent of cinnamon, ginger, nutmeg,

cloves, mace...all of the spices that we associate with the holidays. No British Christmas is complete without a Christmas Pudding. Make it a few days ahead and store in a cool place.

ENGLISH CHRISTMAS PUDDING

- Fruit mixture (to be made 4 days ahead):
- 1 pound seedless raisins
  - 1 pound sultana raisins
  - 1/2 pound currants
  - 1 cup thinly sliced citron
  - 1 cup chopped candied peel
  - 1 teaspoon cinnamon
  - 1/2 teaspoon mace
  - 1/2 teaspoon nutmeg
  - 1/4 teaspoon ground cloves

- 1/4 teaspoon allspice
- 1/4 teaspoon freshly ground black pepper
- 1 pound finely chopped suet (available at meat market)
- 1-1/4 cups cognac

- Pudding:
- 1-1/4 pounds (approximately) fresh bread crumbs
  - 1 cup scalded milk
  - 1 cup sherry or port
  - 12 eggs, well beaten
  - 1 cup sugar
  - 1 teaspoon salt
- Cognac

Blend the fruits, citron, peel,

spices and suet and place in a bowl or jar. Add 1/4 cup cognac, cover tightly and refrigerate for 4 days, adding 1/4 cup cognac each day.

Soak the bread crumbs in milk and sherry or port. Combine the well-beaten eggs and sugar. Blend with the fruit mixture. Add salt and mix thoroughly.

Put the pudding in buttered bowls or tins, filling them about 2/3 full. Cover with foil and tie it firmly. Steam for 6-7 hours. Uncover and place in a 250°F oven for 30 minutes. Add a dash of cognac to each pudding, cover with foil and keep in a cool place.

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

LEGAL NOTICE

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME STATEMENT  
FILE NUMBER 548609  
The following person has abandoned the use of the fictitious business name:

**Mya Memories,**  
at 3735 Star Ridge Ridge Rd, Hayward Ca 94542, in Alameda County. Full name of registrant is:  
**Elizabeth Cole,**  
at 3735 Star Ridge Ridge Rd, Hayward Ca 94542.  
The Fictitious Business Name Statement

**Mya Memories,**  
was filed on 08/22/2018 in the county of Alameda. Original File Number 548609. I declare that all information in this statement is true and correct. (A registrant who declares as true information, which he or she knows to be false, is guilty of a crime).  
This statement was filed with the County clerk of Alameda County on: top right stamp date.  
NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the County Clerk. A new Fictitious Business Name Statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14400, et seq., B&P Code.) This statement was filed with the County Clerk-Recorder of Alameda County on 09/07/2022

NOV 24, DEC, 01, 08, 15, 22, 2022  
0391-SLT

LEGAL NOTICE

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

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

The name of the business(es):  
A & A Snack Market, located at 1786 Bancroft Ave San Leandro, CA 94577. in Alameda County, is hereby registered by the following owner(s): Abbas Mohammed Alnaham, 342 Hawk Ridge Dr., Richmond, CA 94806. This business is conducted by an Individual. This business commenced 01/01/2022  
/s/ Abbas Mohammed Alnaham  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires NOV 28, 2027  
DEC 01, 08, 15, 22, 2022  
0544-SLT

LEGAL NOTICE

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Ronald V. Christensen  
Case Number:  
RP22133922

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

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

The PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

**A HEARING on the petition will be held on DEC 19, 2022, 9:45 a.m., Dept. 202, at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704.**

**IF YOU OBJECT** to the granting of the petition you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

**IF YOU ARE A CREDITOR or a contingent creditor of the decedent**, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the **later** of either (1) **four months** from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code or (2) **60 days** from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. **Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.**

**YOU MAY EXAMINE the file kept by the court.** If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

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

T.S. No.: 220809197

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

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



# Glass: Pieces hand-painted and hand-fired

continued from front page  
decades in the business.

She currently has as much work as she can handle, with business having increased during the pandemic.

Pederson also makes entry

doors and other stained-glass pieces for homes, but is probably best known for her work at churches. She has one project underway at St. Clement's Catholic Church in Hayward, next door to Moreau High

School on Mission Boulevard.

## Every Project Has Its Challenges

An especially challenging project was at Trinity-St. Peter's Episcopal Church in San Francisco, which had lost a large window.

"It was the most special project I've ever had," Pederson said. "Every single piece was hand-painted and hand-fired."

"They gave me a box with pieces of a broken window and told me they trusted me to reconstruct it," she said. "So, I did."

Pederson was in perhaps her finest artistic company when she got to restore the ceiling in the Julia Morgan Chapel at the Chapel of the Chimes mortuary in Oakland, next to the Mountain View Cemetery on Piedmont Avenue.

Morgan, a great early 20th century architect, is most

famous for designing Hearst Castle in San Simeon, but some critics have called the Chapel of the Chimes her real masterpiece.

That project has so far taken Pederson six years and involved the replacement of 670 pieces of stained glass. It's by far the biggest project she has undertaken.

Pederson started her stained-glass career as a student at College of the Sequoias in Visalia. Her art teacher, Mr. Maddox, had her design a stained glass window for the entry door to the Art Department.

She didn't guess at the time it would lead to a life in the craft.

"I really didn't like it at first, it was too difficult," she said. But she stuck with it.

Today if your church or other house of worship needs to call someone about its stained glass, she very well might be the one they call.



PHOTOS COURTESY OF MARGARET PEDERSON

A stained-glass window restored by Margaret Pederson adorns St. Clement's Catholic Church in Hayward. At upper right is another example of her work from the Julia Morgan Chapel at Chapel of the Chimes in Oakland.



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# REAL ESTATE GALLERY



## Zillow's 2023 Housing Market Predictions

As 2023 looms on the horizon, those with any interest in the housing market are pulling out whatever predictive tools they may have to peer into the unknown. With access to country-wide data, Zillow has released their forecast in a report entitled, "Zillow's Bold Predictions for 2023," listing 5 key trends they believe will dominate next year's housing agenda.\*

1. The Midwest to feature front and center in 2023

Housing affordability continues to be the key issue for buyers, especially in high-priced regions such as the San Francisco Bay Area.

In contrast, the Midwest, with its relatively low home prices coupled with solid household incomes may provide an incentive for first-time homebuyers to add home ownership to their 2023 achievements. Lower rents enable buyers to save for a down payment while mortgages-to-debt ratios are typically in the -30% area.

2. Buying with friends and family will gain momentum

With mortgage payments across the country averaging 37% of income, many are looking for creative ways to enter the market. Zillow states, "A survey fielded this spring found that among successful recent

homebuyers, 18% had purchased along with a friend or relative who wasn't their spouse or partner, and 19% of prospective homebuyers intended to buy with a friend or relative in the next 12 months."

3. Affordability crisis will stabilize, if not improve

With mortgage rates tipping downward and home prices falling, affordability should increase in 2023. A limiting factor will be the continued shortage of inventory as existing owners who locked in sub-3% mortgages are not planning on moving anytime soon.

4. Surge in first-time landlords in 2023

The low interest rates of the past few years encouraged many to buy a second home. With rental rates lagging behind home values in many markets, rents are expected to rise over the next few years. As prices fall, those with investment properties with low-interest mortgages are seeing no incentive to sell, which means those second homes will remain rentals for some time to come.

5. New construction strength will be in rentals

As high interest rates have shut off the flow of buyers to new homes, new-home builders are looking at a glut of inventory, resulting in price reductions and a slowdown in additional construction. On the other hand, with demand for rentals at an all-time high, multi-unit builders are doubling down to produce more rental units.

\*Read Zillow's post at [www.zillow.com/research/zillow-housing-predictions-2023-31714/](http://www.zillow.com/research/zillow-housing-predictions-2023-31714/)

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.



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N	I	N	O	U	N	S	E	R		
S	T	A	G	S	G	L	E	E		
E	O	N	S	T	E	U	T	O	N	I
E	I	N	D	E	L	A	Y	G	N	U
P	L	A	T	O	N	I	C	T	E	T
P	O	R	T	H	E	R	O	D		
P	H	O	T	O	S	W	A	N		
E	E	L	T	E	L	E	G	E	N	I
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## RECENT HOME SALES

## CASTRO VALLEY

Total: 4 – Average Price: \$1,344,375  
High: \$1,600,000 – Low: \$1,152,500

22403 San Carlos Avenue 94546:  
\$1,152,500 [4 BD - 1,701 SF - 1956  
19841 Edwin Markham Drive 94552:  
\$1,190,000 [3 BD - 1,852 SF - 1985  
3709 Boulder Canyon Drive 94552:  
\$1,435,000 [4 BD - 2,096 SF - 1998  
16994 Hinton Court 94546: \$1,600,000  
[3 BD - 2,516 SF - 1961

## HAYWARD

Total: 22 – Average Price: \$822,636  
High: \$1,675,000 – Low: \$475,000

26937 Hayward Boulevard #105 94542:  
\$475,000 [2 BD - 1,189 SF - 1982  
918 West Tennyson Road #102 94544:  
\$522,000 [2 BD - 1,015 SF - 1990  
21095 Gary Drive #205 94546:  
\$575,000 [2 BD - 1,101 SF - 1980  
27495 Ponderosa Court 94545:  
\$588,000 [2 BD - 988 SF - 1970  
22135 Sevilla Road #32 94541:  
\$600,000 [2 BD - 1,163 SF - 1982  
24521 Diamond Ridge Drive #24521  
94544: \$625,000 [2 BD - 1,150 SF -  
1992  
313 Culp Avenue 94544: \$721,000 [3  
BD - 1,455 SF - 1950  
23965 2nd Street 94541: \$725,000 [2  
BD - 1,514 SF - 1947  
22745 Marolyn Court 94541: \$755,000

[3 BD - 1,007 SF - 1950  
588 Paradise Boulevard 94541:  
\$770,000 [2 BD - 1,146 SF - 1942  
24692 Townsend Avenue 94544:  
\$790,000 [3 BD - 1,173 SF - 1958  
721 Garin Avenue 94544: \$830,000 [3  
BD - 1,430 SF - 1959  
451 Oxford Street 94541: \$837,000 [3  
BD - 1,634 SF - 1951  
960 Longwood Avenue 94541:  
\$870,000 [3 BD - 1,906 SF - 1951  
800 Resota Street 94545: \$885,000 [3  
BD - 1,121 SF - 1959  
2579 Jacobs Street 94541: \$900,000  
[3 BD - 1,574 SF - 1953  
21851 Princeton Street 94541:  
\$930,000 [4 BD - 1,812 SF - 1948  
314 Toscana Way 94545: \$935,000 [3  
BD - 1,998 SF - 2009  
2509 Tahoe Avenue 94545: \$940,000  
[4 BD - 1,672 SF - 1965  
22725 Lorand Way 94541: \$950,000  
[3 BD - 1,534 SF - 1948  
126 B Street 94541: \$1,200,000 [6 BD  
- 2,788 SF - 1992  
739 Overhill Drive 94544: \$1,675,000  
[4 BD - 3,335 SF - 1967

## SAN LEANDRO

Total: 17 – Average Price: \$853,117  
High: \$1,400,000 – Low: \$585,000

504 Thornton Street #3 94577:  
\$585,000 [2 BD - 1,116 SF - 1985

355 Lille Avenue 94577: \$649,000 [2  
BD - 1,203 SF - 1941  
16795 Ehle Street 94578: \$670,000 [2  
BD - 930 SF - 1940  
14404 Seagate Drive #167 94577:  
\$680,000 [2 BD - 1,346 SF - 1984  
1449 151st Avenue 94578: \$725,000  
[2 BD - 994 SF - 1947  
1908 Arctic Street 94577: \$740,000 [3  
BD - 1,018 SF - 1950  
683 Hutchings Drive 94577: \$765,000  
[3 BD - 1,335 SF - 1943  
1325 136th Avenue 94578: \$770,000  
[3 BD - 1,222 SF - 1947  
14014 Outrigger Drive #10 94577:  
\$800,000 [3 BD - 1,699 SF - 1983  
14994 Crosby Street 94579: \$833,000  
[3 BD - 1,388 SF - 1948  
2178 Bradhoff Avenue 94577:  
\$859,000 [2 BD - 1,154 SF - 1947  
1105 Tulane Avenue 94579: \$867,000  
[3 BD - 1,319 SF - 1951  
770 Victoria Avenue 94577: \$925,000  
[2 BD - 1,001 SF - 1930  
1290 Oberlin Avenue 94579: \$955,000  
[3 BD - 1,459 SF - 1951  
2320 Spinnaker Court 94579:  
\$1,065,000 [3 BD - 2,225 SF - 2000  
1863 Edgehill Court 94577: \$1,215,000  
[4 BD - 2,642 SF - 1974  
2774 Lakeview Drive 94577:  
\$1,400,000 [4 BD - 2,088 SF - 1965

## SAN LORENZO

Total: 8 – Average Price: \$772,375  
High: \$975,000 – Low: \$549,000

920 Elgin Street #1a 94580: \$549,000

[2 BD - 1,234 SF - 1990  
17041 Via Andeta 94580: \$651,000 [3  
BD - 1,480 SF - 1944  
15725 Wagner Street 94580: \$689,000  
[3 BD - 1,059 SF - 1951

91 Corte Eulalia 94580: \$690,000 [3 BD  
- 1,750 SF - 1956  
16027 Via Conejo 94580: \$775,000 [3  
BD - 1,088 SF - 1944  
714 Via Aires 94580: \$920,000 [3 BD -

1,291 SF - 1947  
1608 Via Lobos 94580: \$930,000 [4  
BD - 1,500 SF - 1955  
179 Via Malaga 94580: \$975,000 [3 BD  
- 1,749 SF - 1951

## Mortgage Rates Continue to Drop

Mortgage rates continued to tick down heading into the Thanksgiving holiday. In recent weeks, rates have hit above seven percent only to drop by almost half a percentage point. This volatility is making it difficult for potential homebuyers to know when to get into the market, and that is reflected in the latest data which shows existing home sales slowing across all price points.

## OPEN HOMES

SAT. & SUN.  
DEC 17 & 18



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C		1-3:30	34548 Palomares Rd	\$1,730,000	4/3	Legacy Real Estate	Kristy Peixoto Team	925-621-1210

## CITY GUIDE

A = SAN LEANDRO • B = BERKELEY • C = CASTRO VALLEY • D = DUBLIN • F = FREMONT • H = HAYWARD  
L = LIVERMORE • M = MODESTO • S = SHEFFIELD VILLAGE • SLZ = SAN LORENZO • W = WALNUT CREEK • Z=ALAMEDA



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**CHRISTMAS WEEK:** No changes this year as  
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JANUARY 1 - 7, 2023

There are **NO CHANGES**  
to the residential service  
schedule during the  
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**NEW YEAR'S DAY WEEK:** No changes this  
year as each holiday falls on a weekend.

**Holiday Tree Collection** - On regular residential service days, from December 26 to January 31, place your holiday trees curbside. ACI will collect and compost them. Different trucks are used to collect the trees, so tree removal may occur earlier or later than your normal organics service.

## PLEASE REMEMBER:

- Place tree curbside on your scheduled collection day.
- Remove all decorations, lights and the stand.
- Cut tree in half if taller than 6'.
- Flocked and artificial trees cannot be composted. Place them in the garbage or schedule a special collection.



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- Wrap gifts in reusable, recycled/recyclable, or compostable materials. (We used a cotton kitchen towel for the gift shown here!)
  - Save and reuse ribbons, wrap, and other packaging.
  - Donate packing peanuts to a local mailing or shipping store.
- Find locations at [www.StopWaste.org](http://www.StopWaste.org).



As a last resort, place non-recyclable packaging and wrapping materials in the gray cart, securing small items in a bag.

**Alameda County Industries wishes you the happiest of holidays and a prosperous 2023.**

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ACROSS

1 Slightly wet  
5 Wild canine  
9 Yoga pad  
12 Close  
13 Actress Perlman  
14 Green prefix  
15 Requiring low temperatures  
17 Moo -- pork  
18 Boy, in Barcelona  
19 Big name in racing  
21 Antlered animals  
24 Jubilation  
25 Billions of years  
26 German  
30 Aachen article  
31 Postpone  
32 Wildebeest  
33 Romance-free, as a relationship  
35 Head, to Henri  
36 Sweet wine  
37 King of Judea  
38 Snapshot  
40 Graceful bird  
42 Slithery fish  
43 Looking good on the tube, say  
48 Part of TNT  
49 Lettuce unit  
50 Turner or Fey  
51 Billboards  
52 Evergreens  
53 Crisp cookie

DOWN

1 Org. for a major party  
2 -- Lingus  
3 Spring month  
4 Plug parts  
5 Wee songbird  
6 "It can't be!"  
7 Floral necklace  
8 Teaching staff  
9 Courier  
10 Dull pain  
11 Go sightseeing  
16 USO patrons  
20 Ultramodernist  
21 Leak out slowly  
22 Work hard  
23 Maryland's capital  
24 Avocado dip, for short  
26 Camp shelter  
27 Peyton's brother  
28 Grooving on  
29 Prompted  
31 Girl in "The Wizard of Oz"  
34 Nanny's charge  
35 Beliefs  
37 Crone  
38 Anti-fur org.  
39 Cattle group  
40 Cabbage salad  
41 Marries  
44 Shoe width  
45 Diarist Anais  
46 -- tizzy  
47 Bottle top

ANSWERS ON PAGE 6



# Jackie Calderon Perl Welcomed At December School Board Meeting

Jackie Calderón Perl joined the San Leandro school board at its December meeting as the new trustee elected to represent Area 2, replacing outgoing trustee Liz Toledo.

Trustee area 2 covers the northeastern corner of San Leandro.

Perl brings an abundance of educational experience to her new position representing the district's Area 2 constituents.

Perl is a former public

school bilingual teacher, coach, and administrator with an extensive background in multilingual education. Her most recent position was as the District Director for the Office of Assemblymember Mia Bonta, where she supported advocacy for San Leandro's needs in the legislature, along with the cities of Oakland and Alameda.

"I am very honored to join the board and serve our community," said Calderón

Perl, "I feel my background in public education, particularly with multilingual communities, is a perfect match for the district's strategic goals. I am deeply grateful to have been elected to serve our students, our families, and the SLUSD staff."

Fellow trustees James Aguilar (Area 6) and Leo Sheridan (Area 4) ran uncontested for their school board seats. They were sworn in with Calderón Perl, who attended

the meeting via phone due to family illness. The meeting also facilitated the annual school board reorganization, which moves Peter Oshinski (at large) into the presidency. Monique Tate will serve as the board's vice president.

For more information about the San Leandro Unified school board trustees, visit the Board of Education area of the district's website at: <https://www.slusd.us/board-of-education/>



Jackie Calderon Perl took her seat on the school board this month.

## OPINION

### LETTERS to the EDITOR

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

#### Congratulations to New Council Members

Editor,

The people have spoken. Congratulations to our newly elected San Leandro City Council: Juan Gonzalez III, Mayor; Celina Reynes, Councilor District 1; Victor Aguilar, Councilor District 3; and Xouhoa Bowen, Councilor District 5.

A heartfelt thank you to the thousands of supporters who voted, displayed yard signs, endorsed, walked, funded, and advised my election campaign efforts. Although this did not result in a seat on the dais, we made our voices heard.

To our new City Council, please know that we all will support fully staffing and funding our public safety, adding a mental health option to emergency calls, prioritizing our roadways for pedestrians and bicyclists, all efforts to create more housing so our children can live, work, and play in their city, meet our Climate Action Plan goals, and solve the unfunded pension liability crisis; all within a balance budget in a projected recession!

I have been honored to serve on the Planning Commission and look forward to Brighter Days in a City of Kindness.

**Kenneth Pon**  
San Leandro

*Kenneth Pon is a former San Leandro Planning Commissioner*

#### New City Council Reaches Milestone

Editor,

Monday night was a special evening at San Leandro City Hall. The newly elected members of the City Council, Mayor Juan Gonzalez and Councilmembers Celina Reynes and Xouhoa Bowen, each gave outstanding speeches. It is amazing the talents they bring to City Hall and the "firsts" they represent for San Leandro: our first person of color/Latino Mayor, our first openly LGBTQ/Bisexual female councilmember and our first Asian/Laotian female councilmember.

While again they all have many talents and gave outstanding speeches, their successful campaigns are a further milestone in our city becoming a more welcoming and tolerant community where each person is valued and encouraged to achieve their future potential.

**Stephen Cassidy**  
San Leandro

*Stephen Cassidy is a former mayor of San Leandro*

#### Get Real Is Right

Editor,

The letter from Ken Kellogg (Dec. 8, 2022), which predicts parking problems at the 1388 Bancroft Avenue development, closes with the comment that we should "Get real!" about people's willingness to walk "over a mile" to the BART station. I can only say that, at age 70, I'm "real" every time I

walk 1.4 miles from my home to BART. It's a great way to start the day.

I know there are plenty of others who are happy to walk, bike, or scooter that short distance, which is actually less than a mile if you cut through the shopping plaza. What's more, two bus lines stop right across the street and will get you to BART in 9 minutes and also to stops for the Tempo Rapid bus to Oakland and the AC Transbay bus to San Francisco.

What an ideal place to live car-free, or with only one vehicle per family unit rather than 2.3! Maybe what we need to get real about is our addiction to cars and our extreme expectations for personal convenience, to the detriment of our physical fitness and the health of our environment.

**Carol Bardoff**  
San Leandro

#### Already Overflow Parking On Bancroft

Editor,

Every evening, all available street parking on lower Bancroft Avenue is taken, the Toyon Park lot is full, and 146th Avenue becomes overflow parking for apartment folks who live two blocks away. These are working folks and many have to live grouped together in one unit because, though this end of Bancroft isn't as expensive as the Dutton end, it is still pretty expensive for working folks.

So there isn't enough parking. When 400 street parking spots are removed for the Bancroft bike lane project, that will force many folks to park farther away, and increase parking congestion on side streets.

Why does the City Council hate working people?

**Aaron Buchanan**  
San Leandro

#### No Fan of Traffic Taliban Plan

Editor,

Gary Langbehn's letter says it all. I love his "Traffic Taliban" call.

I wonder if new Council can Redo the Bancroft traffic plan.

**George Z. Banks**  
San Leandro

#### We Need to Act to Prevent Nuclear War

Editor,

I studied physics at UC Berkeley. In 1964 Owen Chamberlain taught my thermodynamics class. He was the most eloquent of my professors, and wore the same "ban the bomb" button on his lapel every day. But he was modest. Later I learned he shared the 1959 Nobel Prize in Physics for discovering the anti-proton. And he helped invent the first atomic bomb.

If our choices are abolishing nuclear weapons, or committing nuclear suicide, then why do we keep them? The men who invented it petitioned the government to put it outside the control of any one nation. Robert Oppenheimer, the "father of the atomic bomb," helped lead this campaign. For his effort, he was put on a loyalty trial, and forced out of the government.

Now we tell other nations they can not make them. Anyone else who tries gets threatened - Cuba, Iran, North Korea - or gets bombed - Iraq (1979). Why? Some argue that fewer nuclear nations makes us safer. But there is no such thing as a safe nuclear war. At the end we are 99% dead. If safety were the issue, we would be pushing for a universal and verifiable ban of nuclear weapons. No, we want fewer other nuclear states for a different reason.

In the 20th century, telecommunications made possible the creation of transnational corporations. At the end of WWII, the only major nation standing was the US. We alone had the power to create an empire. Fortunately, we understood, from Gandhi and the British, that colonial empires were past. Unfortunately, we created a corporate empire.

If we do nothing, nuclear war

will eventually happen, if not to us, then to our descendants. I invite you to do something - educate yourself, talk with friends and family, at least ask questions.

**Lorin Peters**  
San Leandro

#### Russian Bear in No Hurry

Editor,

We have to hear again from Bruce Joffe (Letters to the Editor, Dec. 1, 2022), a loyal follower of warmonger Joe Biden. Joffe has eight points to support fueling the war in Ukraine. The most important seems to be that "Ukraine is a far better proxy client than Afghanistan." Still the criminal duo, Obama-Biden, kept on bombing funerals, hospitals, and wedding parties for eight years in Afghanistan and the peace loving progressives keep on supporting the party of war, election after election.

For the last 20 years, NATO has been expanding eastward to the Russian border, showing that the North Atlantic Treaty Organization is a big lie, or as the US Secretary of Defense stated "our objective is to weaken Russia." So Joffe and fellow Democrats expect Putin to remain idle until it's too late.

I'm not sure what Joffe means in his article 1, but I think he is avoiding acknowledging that Ukrainians are taking a beating for the century and the longer the U.S. keep on fueling the war to the last Ukrainian soldier, the worse the result is going to be for them.

Zelensky, under the instruction from his NATO handler, refused to negotiate when it was time to negotiate. Now the Russian bear is not in a rush, they keep on pounding until he comes to reason. But then, this is a follow up for a war against Slavs that started, lately, with the dissolution of Yugoslavia. Zelensky, actually, doesn't care about dead Ukrainians, nor Joffe and Democrats.

**Leo T. West**  
San Leandro



# Sworn In: 'We now have a progressive majority and lots of work to do'

*continued from front page*

votes to Gonzalez. When those were reassigned, Gonzalez won by a 51 percent to 49 percent margin over Azevedo.

The closest contest, however, was in the city council race in District 5, where Xouhoa Bowen won the seat by 32 votes over Monique Tate, 9,373 votes to 9,341. It was a two-person race with a majority outcome, so ranked-choice was not needed.

Winning by a wider margin was Celina Reynes in District 1, where ranked-choice results put her at 56 percent to Kenneth Pon's 44 percent. Reynes had just missed getting a majority of first-place votes, with 49 percent, but gained enough second-place votes to gain the majority once ranked-choice was applied. Pon actually gained more second-place votes than Reynes, but was not able to catch up.

The easiest victory was for Victor Aguilar in District 2, who was unopposed for re-election. Some 16,449 San Leandrans gave him their vote despite the lack of opposition.

The election further diversified the council by ethnicity and sexual orientation. Mayor-elect Gonzalez became the first elected mayor of Hispanic heritage. Councilmember-elect Bowen became the council's first Asian-American/Pacific Islander member, as well as the first Laotian-American elected to office here and possibly statewide. (Several officeholders elsewhere share Hmong heritage, indigenous to the mountains of several Asian nations including Laos.)

The newly elected mayor and councilmembers thanked family, campaign workers and the people of San Leandro for having the chance to serve.

Mayor-elect Gonzalez was sworn in by his son Domenic and later joined by his family for photographs.

"Tonight is an opportunity to celebrate goodness and kindness," he said. "Over and over again people gave me hope," he added.

Gonzalez said, "Let's work together for a brighter future."

Aguilar got visibly emotional as he was sworn in by his father, Victor M. Aguilar Sr. He welcomed the new council's progressive majority, noting some past differences on the council.

"When you go in search of honey, you must expect to be stung by bees," Aguilar said. "Now we have a progressive majority, and lots of work to do."

Aguilar mentioned the new police civilian review board and a push for rent stabilization. He praised recently added city staffers, with the audience applauding Police Chief Abdul Pridgen when Aguilar mentioned his name.

The political division on the council had first come up during public comments. Stephen Michael Tow welcomed a "progressive majority" on the council, and praised departing Councilmember Corina Lopez for her progressive leadership.

Tow also criticized outgoing Mayor Pauline Cutter and Councilmember Deborah Cox, along with incoming Mayor Gonzalez. Audience reactions



PHOTOS BY MIKE MCGUIRE

**Councilmember-elect Xouhua Bowen is sworn in by her husband Tom on Monday night at City Hall, along with their children, Huxley, Paxton and Roxana.**

were mixed, with some people visibly nodding or murmuring in agreement but some vocally disagreeing.

Bowen was sworn in by her husband Tom and vowed to work hard on behalf of all of San Leandro's citizens.

"Change happens when you have a seat," Bowen said.

Bowen had won a previous Mayor's Award of Excellence for her work heading a non-profit. She thanked all the

women who had gone before her, including San Leandro's first woman to be elected mayor, Ellen Corbett – the former mayor and State Senate majority leader was present to get this year's Mayor's Award of Excellence from Mayor Cutter.

Reynes was sworn in by Addie Kitchen, social justice advocate and grandmother of Steven Taylor who was shot to death in 2020 by a San Leandro police officer. She thanked Kitchen for her inspiration, and for fighting for a better city for all its residents.

Reyes also thanked her parents and her husband Teddy for making space in their lives and considerable sacrifices so she could pursue activism and now political office.

Reynes reflected on her grandparents, who came to San Leandro with little formal education, and managed to buy the house where she was raised and now lives. She added that she and her husband hope to raise their own children someday in that same house, making it three generations of women raised there.

Reynes said her grandmother worked canning peaches at the old Del Monte cannery that stood on the site that is now the San Leandro BART Station.

"I literally walk in my grandmother's footsteps every day on my commute to and from BART," she said.



**City Councilmember-elect Celina Reynes is sworn in by Addie Kitchen on Monday night at City Hall. Reynes' husband Teddy is at left. In the two photos at right, Mayor-elect Juan Gonzalez is joined by his family just after he was sworn in on Monday night at City Hall. From left, sister Rosa Gonzalez, his wife and school board trustee Evelyn, son Domenic, son Juan Edward along with his wife, Danielle Zippert. (Right, below) City Councilmember Victor Aguilar is joined by, from left, his father Victor M. Aguilar Sr. and Councilman Aguilar's husband Dr. Nolan Quinabo on Monday night at City Hall, just after being sworn in for his second term.**



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## Mulford: Building two years away

*continued from front page*

Brian Simons told the Times.

The library branch was constructed in the mid-70s near the San Leandro Marina and was initially built to be an inexpensive vacation home from a prefabricated kit. Over the years, the circular design was modified to accommodate as many books as possible and an exterior ramp was added to accommodate visitors with mobility issues.

As part of the Shoreline Development Project, the branch will be torn down and replaced with the modern library that will accommodate twice the number of people and staff and provide an innovative meeting space.

"We'll be creating a flex space that has doors that open

up to the outside with an overhang that will expand the space beyond the walls," Simons said. "Most of the time, that flex space will have a living room feel to it with comfortable reading spaces like the ones you find at the

**"We'll be creating a flex space with doors that open up to the outside with an overhang."**

— Library Director  
Brian Simon

### City Hall Offices To Close for The Holidays

San Leandro City Hall and non-public safety offices will be closed from Dec. 23 through Jan. 2. City offices will be open again on Jan. 3.

main branch."

Groundbreaking for the new Mulford-Marina Branch isn't expected until 2025. Full designs of the new branch are not yet available, but Simons said the plan includes adding 4 feet of ground to the existing site to accommodate the floodplain. The building

will be seismically and fully ADA-compliant.

Additionally, the corporate yard next door on Fairway Drive will be replaced with a nature interpretive space to encourage the nearby butterfly habitat, which will include educational signage and native plants.

In addition to the \$4,079,701 grant for the Mulford-Marina Branch, the City Council approved an additional total of \$461,221 for library improvements for the Main Library, South Branch, and Manor Branch. Simons said those funds would be matched with the money the City got from the federal COVID relief programs and used for updating heating and air conditioning at the other three libraries. The money would also help convert the lights at these sites to energy-saving LED lights.

The Council also approved \$16,400 from the First 5 Alameda County fund for the library to provide early childhood learning community events, multilingual programming, and materials in celebration of Dia de los Ninos (Children's Day) on June 11, 2023.



PHOTO COURTESY CHABAD OF SAN LEANDRO

At the menorah lighting last year the crowd held lights as the rabbi spoke and Mayor Pauline Cutter prepared to light the candles.

## Everyone Invited to Annual Chanukah Celebration on Sunday

Chabad of San Leandro invites all to a joyous celebration in honor of Chanukah on Sunday, Dec. 18, at 4:30 p.m. at San Leandro City Hall Plaza, in front of the police station at 901 East 14th St.

Join Mayor Pauline Cutter and special guests for the lighting of the 7-foot Menorah. The "Ferris Wheels Band" will uplift the crowd with traditional Chanukah

songs. There will be something for everyone to enjoy.

A buffet will include traditional foods such as donuts, latkes and apple crumble. A fire juggler will wow the crowd. There will also be children's Chanukah crafts, free swag, prizes, balloon artist, and more. Every participant will receive a free Happy Chanukah scarf.

"We are so grateful to be

able to gather and celebrate Chanukah together as a community," said Rabbi Shmaya Shusterman, director of Chabad San Leandro.

If you have any questions or if you need anything for Chanukah, whether it's Menorahs, candles or anything else to help your celebration, email us at [chabadsleandro@gmail.com](mailto:chabadsleandro@gmail.com) and Chabad San Leandro will be happy to assist you.



## FLOOD ZONE IS YOUR HOME IN THE FLOOD ZONE?



The City of San Leandro continues to participate in the FEMA (Federal Emergency Management Agency) Flood Insurance Rating System and achieved a Class 8 designation that enables residents in FEMA-designated flood zones or Special Flood Hazard Area (SFHA) to receive discounts of up to 10 percent on flood insurance.

Properties in the flood zone that have federally backed loans are required to have flood insurance. If you are unsure whether your home is in the flood zone, we will gladly provide you with flood zone information. Please send your name, email address, phone number and the site address you are inquiring about by:

- Email to: [mjeffery@sanleandro.org](mailto:mjeffery@sanleandro.org) -or-
- Phone: City's Flood Zone Information Hotline at 510-577-3413

Flood zone maps can be viewed at <https://msc.fema.gov/portal> or at the City's Division of Building & Safety Services located on the 1st Floor, City Hall at 835 E. 14th Street.

### Ways to Reduce Flood Risks

There are approximately 3,000 homes that are in San Leandro's flood zone, the following are steps all residents can take to reduce flood risks.

- Residents are encouraged to assist in maintaining the flood control channels in their areas by removing or reporting obstructions (such as shopping carts, leaves, debris, trash, etc.). To report obstructions or illegal dumping, or for questions regarding flood control channels, please contact Alameda County Public Works Agency's Maintenance and Operations Department at (510) 670-5500.
- Keeping storm drains free of obstructions reduces flooding in the event of heavy rains. To report obstructions or illegal dumping, or for questions regarding the City's drainage system maintenance, please contact Public Works – Water Pollution Control Plant at (510) 577-3434.
- Do not drive or walk around road barriers where roads or pathways may be flooded or washed out.
- Stay away from downed power lines and electrical wires.
- In the event of home flooding, turn off electricity.
- Do not use appliances or motors that get wet unless they are taken apart, cleaned and dried.
- Elevate or relocate electrical panels, furnaces, water heaters, washers and dryers.

### Building in the Flood Zone

Though all development within the city requires a permit, there are very specific requirements when building in the flood zone. Always check and fulfill permitting requirements with the Division of Building & Safety Services at (510) 577-3405 and/or the Engineering Division at (510) 577-3428 before you build on, alter, fill, or re-grade on any portion of your property and/or within any easement or right-of-way. To report any suspected permitting violations, please contact Division of Building & Safety at (510) 577-3405. You can also report through MySL Mobile 311 at <https://www.sanleandro.org/750/Report-a-Concern>

