



Happy St. Patrick's Day

RECIPE FOR AN IRISH DINNER

FOR ST. PATRICK'S DAY 4

WEEKEND WEATHER
RAIN
HIGHS: 55-65
0 10 20 30 40 50 60 70 80 90 100 110
LOWS: 43-50

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

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

VOL. 35 • NO. 11

THURSDAY, MARCH 13, 2025

SAN LEANDRO • CALIFORNIA



PHOTO COURTESY CITY OF SAN LEANDRO

Mayor Juan Gonzalez and other city leaders cut the ribbon to open Lewelling Interim Housing to help homeless people get back on their feet. Left to right are City Councilman Victor Aguilar, former City Councilwoman Corrina Lopez, Councilman Fred Simon, Councilwoman Sbeydeh Viveros-Walton, Councilwoman Xouhoa Bowen, Mayor Gonzalez, City Manager Janelle Cameron, Councilman Bryan Azevedo, former Councilwoman Deborah Cox, and Councilman Dylan Boldt.

Homeless Housing Opens on Lewelling

The City of San Leandro held a ribbon cutting for the Lewelling Interim Housing and Drop-In Center, a critical resource to support the unhoused in the community.

City officials called this a milestone

in the city's commitment to address homelessness through collaboration and innovation.

For the last four years, the San Leandro City Council has prioritized the development of this facility. After

extensive efforts to identify the right location, the City acquired the former Nimitz Motel at 555 Lewelling Boulevard from the Solanki family in 2022.

The city secured financial support

see OPENS, page 5

Traffic, Crime The Talk at Dist. 5 Meeting

Officials: MacArthur roundabout construction to start soon, and this time they really mean it

By Mike McGuire
San Leandro Times

The 20-year old effort to build a traffic roundabout where an Interstate 580 off-ramp meets MacArthur Boulevard at Superior Avenue on the north side of town drew the most interest at a District 5 Town Meeting at the Main Library on February 25.

Several city leaders shared good news for residents on several fronts at the meeting.

Police Chief Angela Averett reported that serious crime was down in San Leandro, and that sideshows were being

effectively discouraged.

San Leandro's long-awaited Navigation Center for the unhoused opened earlier that day, reported City Manager Janelle Cameron. The first residents will move in soon, and it will be open to non-residents as well to take a shower or get in touch with needed services.

Memorial Park, next to the Veterans Memorial Building on Bancroft Avenue, will be reopening in the summer after renovations, said Public

see DIST. 5, page 11

City Subpoenaed in Corruption Probe

By Jim Knowles
San Leandro Times

The City of San Leandro is now included in the federal investigation that includes former Oakland Mayor Sheng Thao, and recycling company owners David and Andy Duong.

The city received a subpoena in January from the U.S.

Attorney's office for all documents and communications related to California Waste Solutions and Evolutionary Homes, which are Duong family businesses, or any of those firms employees or representatives.

The subpoena to the city was dated Jan. 14, the day

see PROBE, page 11

Mobile Home Residents Want More Protection from Rising Costs

By Mike McGuire
San Leandro Times

Mobile home residents in San Leandro continue to push the City Council for an updated and improved stabilization ordinance, building on the one passed in 2019.

The City Council recently made upgrading the ordinance one of its top priorities for the coming year.

But that didn't convince all

mobile home owners.

"The council made it a priority last year, too, but then didn't pass anything," said Deborah Acosta, president of the Mission Bay Residents Association (MBRA). "Abuses will continue if they don't act now."

As mobile home residents have been preparing their list of suggested improvements in the law, Mission Bay's owners

"The timing suggests an effort to silence residents.

— Deborah Acosta,
president Mission Bay
Residents Association

have been setting up individual meetings with city leaders about the ordinance.

A few days before the council's meeting to set priorities, the MBRA received a letter from park management attorneys trying to limit interactions between the residents group and a national mobile-home residents advocacy group they had affiliated with.

see PROTECTION, page 10

INSIDE YOUR TIMES

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MEETING SCHEDULES

CITY COUNCIL

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

SAN LEANDRO SCHOOL BOARD

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



San Leandro Times

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

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Support Group for Tobacco Recovery Meets on Thursdays

The Support Group for Tobacco Recovery meets in San Leandro every Thursday from 5:15 to 6:30 p.m. in the Sequoia Room Conference Center at Creekside Plaza, 1100 San Leandro Blvd., one block from the San Leandro BART Station.

Discussion topics include: your relationship with tobacco, self-care and stress relief, your body and tobacco, medicines that can help, protecting your wellness and recovery – The New You: What's Next?

Receive a \$10 gift card, up to 5 per person, for participating. A collaboration between Lifelong's East Bay Community Recovery Project and the Alameda County Tobacco Control Program.



PHOTO COURTESY SAN LEANDRO PLAYERS

Jim Woodbury, Jessie Lee, Nikolas Greene, Dawn Cates, Rob Mueller, and C. Conrad Cady star in the the San Leandro Players production of *Count Dracula*, opening this weekend at the San Leandro Museum/Auditorium.

Applications for the 2025 Cherry Festival & Parade

Last year, over 20,000 people enjoyed the parade and festival. The festival is seeking vendors with high-quality products, unique experiences, professional attitudes, community non-profits, and performers to help make this the best Cherry Festival yet. If you're interested in applying, visit sanleandrocherryfest.com for more information. The 2025 Cherry Festival and Parade will be on Saturday, June 7.

SL Players' *Count Dracula*

The San Leandro Players will present *Count Dracula*, opening this Saturday at the San Leandro Museum/Auditorium 320 W. Estudillo Ave.

The show will run from March 15 to April – on Satur-

Count Dracula opens Saturday night at the San Leandro Museum/Auditorium

days at 8 p.m. and Sundays at 2 p.m., plus Fridays, April 4 and April 11, at 8 p.m.

Tickets: \$25 general; \$20 seniors & under 12 (other discounts may apply). For more reservations or more information, visit www.slplayers.org or call 510-895-2573.

Masking is recommended.

There's a new resident in the castle across the valley, who has been seen only at night. Dr. Seward is desperately trying to keep his asylum and his spinster sister in order, when his ward, Mina, becomes very ill after a visit from the new neighbor.

Mina's fiancé Jonathan arrives just in time to try to cure her of the illness before it claims her life. Baffled by the horrific events that have unfolded, Dr. Seward sends for the self-proclaimed Vampire Hunter Van Helsing to put this nightmare to bed for good. The wolves howl, the bats fly, the lights flicker and the legendary story of *Count Dracula* unfolds.

Featuring C. Conrad Cady, Dawn Cates, Daniel Dickinson, Nikolas Greene, Terry Guillory, Jessie Lee, Rob Mueller, Jim Woodbury, and Ben Yuen.

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Community Calendar

SLHS Presents *The Addams Family*

The San Leandro High School Dramatic Arts Department will present *The Addams Family*, March 14 through March 23 at the San Leandro Performing Arts Center, 2250 Bancroft Ave. Showtimes are Friday and Saturday, March 14 and 15, at 7 p.m., Sunday, March 16, at 1 p.m. Tickets are \$15 for adults, \$10 for 65 and older, and \$8 for students. Tickets available at <https://onthestage.com/>

Washington Home Owners Associaton to Meet

The Washington Home Owners Association will host its monthly meeting on Wednesday, March 19, at 6:30 p.m. at the Marina Community Center, 15301 Wicks Blvd. This month's speaker will be Morgan Mack-Rose, executive director of the Downtown Community Benefit District. Hear about the successful programs in the district and how these programs could benefit the city and Washington Manor. Washington Manor residents and the general public are encouraged to attend. For more information, visit the website at : www.whoasl.com or call Bob Glaze at 510-352-2058.

Umpires Needed For HARD Recreation Softball

Hayward Softball Umpires Assoc. is recruiting year round, to work paid HARD Recreation Softball games – men's and women's and co-ed slow pitch. We train all age groups in fast and slow pitch. Call Educational Director at 510-586-8592 between 9 a.m. and 9 p.m. or email umpire500.61@gmail.com for more information.

Resolve to Lose Weight by Joining TOPS

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

First United Methodist Senior Exercise

First United Methodist Church, 1600 Bancroft Ave. in San Leandro, invites senior citizens to a free program of seated exercise and meditation, followed by conversation and table activities with tea and healthy snacks. Meet on Tuesday mornings from 10 to 11:30 a.m. from March 11 to May 13 in Hale Hall which is entered from Bancroft Ave. Nurture your body, mind, and spirit while building community. All are welcome, non-denominational, no charge. For more information, call the church office at 510-483-0606.

Senior Lunch Program at First Presbyterian

First Presbyterian Church of San Leandro, 180 Estudillo Ave., will offer a senior "Young at Heart" lunch program the third Thursday of each month at 11:30 a.m., beginning on March 20. Each lunch will be followed by a program ranging from musical groups to information about local charities. On March 20, Peter Small will present an entertaining program about legendary inventor Thomas Edison. Space is limited. Call 510-483-2772 to reserve your spot. A \$5 donation is suggested to help cover the cost of lunch.

SLED Spring Fling

The San Leandro Education Foundation will host an evening of great food and drinks, silent auction, program, and vacation raffle to support quality education enrichment for all public school students in SLUSD on Friday, March 21, from 5:30 to 9:30 p.m. at Dunsmuir Hellmann Historic Estate Pavilion, 2960 Peralta Oaks Court in Oakland. Tickets \$125; sponsorships also available. <https://sledfs.givesmart.com>

Apply for a Rotary Club Grant

The Rotary Club of San Leandro provides grants to local non-profit organizations that make a difference in San Leandro. Applications are now being accepted. The application can be found under the "grants" section of the Rotary Club's website - <https://sanleandrorotary.org> Make sure to read the instructions carefully and answer all questions thoroughly. Applications are due by March 26.

Design a Bookmark For the Library

Join the library for a friendly contest by designing a bookmark in honor of Art is Education Month (March).

Library staff will choose four winners, one from each age group. Submit your design to any San Leandro Public Library location by March 14 for a chance to win.

Winning designers will receive a prize and their de-

sign will be mass printed and made available to San Leandro Public Library and Museum patrons starting April 7 for National Library Week.

Pick up a submission form at any San Leandro Public Library location or download and print it from the website to get started.

For more information, call 510-577-7971 or visit www.sanleandrolibrary.org

VITA Offers Free Tax Preparation

The IRS's Volunteer Income Tax Assistance (VITA) will offer no-cost tax preparation to qualified taxpayers who earn \$67,000 or less annually (applies to both the individual and households), persons with disabilities, and limited English-speaking people.

The service will be available by appointment on Wednesdays from 5:30 to 8:30 p.m. through April 15 at the Marina Community Center, 15301 Wicks Boulevard in San Leandro.

In addition, services will

be available from 5:30 to 8:30 p.m. at the Senior Community Center, 13909 East 14th Street on the following dates: March 11, March 20 and April 1.

To make your appointment at either site or for more information contact VITA by email at vita.eitc@acgov.org or by calling at (510) 271-9141.

This service is possible thanks to a partnership with the Alameda County Social Services Agency, VITA, and the City of San Leandro.

Muir Alumni Invited to Reunite With Coaches

All John Muir Middle School alumni are invited to Muir on the morning of Friday, March 14, from 10:30 a.m. to noon.

Former John Muir coaches Jack Nelson (1990-2008) and Rich Vaeth (1969-2003) will reprise their roles as physical education teachers for one morning, and lead the group in exercise, kickball and so-

cializing.

All alumni are welcome who attended Muir from 1970 to 2008. Rain or shine. In case of rain, activities will be in the gym.

March 14 will be a staff development day, so the event won't interfere with any school activities.

Sign up with Nelson by calling 510-303-2305.

Events at the Library

Countdown to College: What High School Students & Families Should Know

Learn what you can be doing now to set yourself up for college success on March 11 and March 25 from 6 to 7:30 p.m.; and on March 29 and April 12 from 3 to 4:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Sessions are geared for high school students. The program will be led by experts from Bound4College, hosted by the San Leandro Education Foundation, the San Leandro Public Library, and the San Leandro Unified School District. Snacks and door prizes.

Homework Center at the Manor Branch Library

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

2nd Annual Women Leaders in SL Exhibit and Tea

Celebrate women leaders in San Leandro on Saturday, March 15, from 2 to 4 p.m. at the Main Library, 300 Estudillo Ave.

The women featured in this exhibit have helped shape the cultural, social, and political landscape of our community, from pioneering activists to groundbreaking entrepreneurs.

Celebrate their accomplishments at the exhibit's opening reception and tea. Refreshments provided by local women-owned businesses.

The portrait exhibit will remain up through March for Women's History Month.

Call to register at 510-577-3971, or just drop in.

Documentary Explores The Moments that Shaped San Leandro

Explore the pivotal moments that shaped San Leandro from 2000 to 2020 through the documentary *San Leandro Community Voices* on Thursday, March 20, from 6 to 7:30 p.m. at the San Leandro History Museum, 320 W. Estudillo Ave.

After the screening, San Leandro Public Library Di-

rector Brian Simons will moderate a panel discussion with members of the documentary's cast, including Surlene Grant, Derek Lee, and Tom Liao.

Enjoy complimentary refreshments and engaging conversation. This new exhibit is made possible with the support of the Arts, Culture & Library Commission.

Butterfly Expert to Speak to San Leandro Garden Club

The San Leandro Garden Club will be meeting Tuesday, March 18, at 10:30 a.m. at the Marina Community Center, 15301 Wicks Blvd. in San Leandro. This month's speaker will be Carol Dixon, an expert on butterflies and what we can do in our gardens to support them. Check us out at SanLeandroGardenClub@weebly.com.

CASTRO VALLEY UNIFIED SCHOOL DISTRICT EDUCATION JOB FAIR

**Saturday, March 22nd
9:00 AM - 12:00 PM**

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A Simple Feast for St. Patrick's Day

Saint Patrick's Day is next Monday and corned beef and cabbage is the traditional feast...in the United States, anyway (many in Ireland will be having turkey). Often referred to as New England boiled dinner, corned beef is one of the easiest dishes to prepare. All you have to do is boil away and occasionally check the vegetables for doneness. Prepare it with potatoes and other root vegetables and serve with a mound of creamy, eye-watering horseradish. Scotch pudding adds a nice touch for dessert.

TRADITIONAL CORNED BEEF & CABBAGE

3 pounds corned beef brisket with spice packet 10 small red potatoes

5 carrots, peeled and cut into 3-inch pieces
1 large head cabbage, cut into small wedges
Rinse corned beef, then place it in large pot or Dutch oven and cover with water. Add the spice packet that came with the corned beef.
Cover pot and bring to a boil, then reduce to a simmer. Simmer approximately 50 minutes per pound or until tender.
Add whole potatoes and carrots, and cook until the vegetables are almost tender. Then, add cabbage and cook for 15 more minutes. Remove meat and let rest 15 minutes.
Place vegetables in a bowl and cover. Add as much broth (cooking liquid reserved in the Dutch oven or large pot) as you want. Slice meat across the grain. Yields 5 servings.
Cook's Tip: If seasoning packet is not included with corned beef brisket, substitute 1-1/4 teaspoons pickling spice, or just add 15 peppercorns, 8 whole cloves and a bay leaf.

powder
1 teaspoon salt
4 tablespoons sugar
1-1/2 teaspoons caraway seeds
3 tablespoons butter
1 cup buttermilk*
2/3 cup raisins, chopped
1 tablespoon melted butter
1/4 teaspoon cinnamon
Preheat oven to 375°F. Grease an 8- or 9-inch round layer-cake pan.
In foot-processor bowl, combine flour, baking powder, baking soda, salt and 3 tablespoons sugar and caraway seeds. Add butter and process until mixture resembles oatmeal. Put into medium-size bowl.
Make a well in center of flour mixture; pour in buttermilk and add raisins. Mix lightly.
Turn out onto a lightly floured board and knead gently a few times. Shape into a 5-inch round loaf and place in prepared pan.
Using a sharp knife, cut dough crosswise into quarters, about one-third of the way through. Brush top surface with melted butter and sprinkle with remaining sugar that has been mixed with the cinnamon. Bake for 35 to 45 minutes until golden brown. Serve warm with butter. Makes 1 loaf.
*If you don't have buttermilk, put 1 tablespoon plain vinegar

IRISH SODA BREAD
2-1/2 cups flour
3/4 teaspoon baking soda
1-1/2 teaspoons baking

in measuring cup and add milk to make 1 cup.

CORN O'BRIEN

2 slices bacon, cut into 1/2-inch pieces
1/4 cup minced white onion
2 tablespoons green bell pepper, chopped
2 cups whole kernel corn, drained
1 tablespoon chopped pimiento peppers
Salt and pepper to taste

Place the bacon in a large, deep skillet, and cook over medium heat, stirring until evenly browned, about 10 minutes. Drain the bacon on a paper towel-lined plate, leaving the grease in the skillet.
Stir the onion and bell pepper into the skillet, and cook until the onion has softened and turned translucent, about 5 minutes. Add the corn, pimientos, and reserved bacon. Cook and stir until heated through, 3 to 5 minutes. Season with salt and pepper before serving. Yields 6 servings.

SCOTCH PUDDING

4 large Pippin or similar apples, peeled, cored and cut into 16 pieces
1 cup regular rolled oats
3/4 cup light-brown sugar, packed
3/4 cup walnuts, chopped
1/4 teaspoon salt
1/4 teaspoon cinnamon
1/4 cup butter
1-1/2 cups milk
Vanilla ice cream, light cream or favorite whipped topping

Arrange half of apple slices in buttered 10-inch round deep-dish pan.

In bowl, combine oats, brown sugar, walnuts, salt and cinnamon. Sprinkle half of oat mixture over apple slices. Dot top of apples with 2 tablespoons butter.

Arrange another layer of apple slices on top. Sprinkle with remaining oat mixture and butter. Pour milk over top as evenly as possible.

Bake, uncovered, at 350°F until edges of pudding are brown and bubbly, about 45 minutes. Serve warm with ice cream, light cream or whipped topping. Serves 8.

CROSSWORD PUZZLE ANSWERS

H	A	N		F	O	P		M	A	D	A	M
A	R	A		O	V	A		A	R	E	T	E
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ARIES (March 21 to April 19): It's a good time to reassess important relationships, both personal and professional, to see where problems might exist and how they can be overcome. Keep the lines of communication open.

TAURUS (April 20 - May 20): It's not easy to bring order to a chaotic situation, whether it's in the workplace or at home. But if anyone can do it, you can! A pleasant surprise awaits you by week's end.

GEMINI (May 21 to June 20): Be careful that you don't make an upcoming decision solely on the word of those who might have their own reasons for wanting you to act as they suggest. Check things out for yourself.

CANCER (June 21 - July 22): A personal relationship that seems to be going nowhere could be restarted once you know why it stalled. An honest discussion could result in some surprising revelations.

LEO (July 23 - August 22): An unexpected attack of self-doubt could be a way of warning yourself to go slow before making a career-changing decision. Take more time to do a closer study of the facts.

VIRGO (August 23 - Sept. 22): A workplace problem needs your attention now before it deteriorates to a point beyond repair. A trusted third party could be helpful in closing the gaps that have opened.

LIBRA (Sept. 23 - October 22): A recent family situation could give rise to a new problem. Keep an open mind and avoid making judgments about anyone's motives until all the facts are in.

SCORPIO (October 23 - November 21): Rely on your always-sharp intuition to alert you to potential problems regarding someone's attempt to explain away the circumstances behind a puzzling incident.

SAGITTARIUS (Nov. 22 - Dec. 21): Although you still need to do some snipping off of those lingering loose ends from a past project, you can begin moving on to something else.

CAPRICORN (Dec. 22 - Jan. 19): With your self-confidence levels rising, you should feel quite comfortable with taking on a possibly troublesome but potentially well-rewarded situation.

AQUARIUS (Jan. 20 - Feb. 18): Travel is favored, both for business and for fun. The end of the week brings news about an upcoming project that could lead toward a promised career change.

PISCES (Feb. 19 - March 20): You might feel suddenly overwhelmed by a flood of responsibilities. But if you deal with each one in its turn, you'll soon be able to hold your head above water and move on.



PHOTO BY JIM KNOWLES

The Downtown Parking garage is available for downtown workers at an affordable rate.

Affordable Parking Available For Downtown Workers

Affordable and convenient parking is available for people who work in downtown San Leandro.

The City of San Leandro reminds downtown workers that the Downtown Parking Garage on Estudillo offers dedicated employee permit parking at an affordable monthly rate—saving you from metered costs and parking tickets.

Visit ParkSL.com for more information and to sign up and enjoy the benefits.

Key Benefits of Employee Permit Parking:

- Secure parking with enhanced safety measures
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- Additional permit parking on Hays Street near Washington Plaza

• Guaranteed parking spot so customers can easily access local businesses

Need a Safety Escort?

Downtown employees can request a courtesy escort from the Downtown Ambassador team for added safety—available 7 a.m. to 9 p.m., seven days a week. Ambassador Services Help Line: 415-404-8463. Email: ambassador@downtownsanleandro.com.

HEALTH & FITNESS

Three Strategies to Help As We ‘Spring Forward’

By Dr. Archana Dubey
Special to the Times

With spring nearly here, people in California and across the country contend with an annual tradition many would rather skip: The shift to daylight saving time.

The process of “springing forward” means losing an hour of sleep, which can disrupt our daily routines and may have various health implications, including an increased risk of heart attacks, mood disturbances and accidents such as car crashes.

Previous polling has found 62% of Americans would rather stop changing the clocks altogether, an approach used by just two states (Arizona and Hawaii). Without a clear path to making that happen nationally, it is important to identify ways to help ease the transition ahead of time while supporting your health in the days immediately after the change.

Here are three strategies to consider:

Modify and optimize your sleep routine

Potential tactics can in-



Dr. Archana Dubey

clude adding a sleep mask (or blackout curtains) to minimize night-time exposure to light, which studies show may contribute chronic conditions such as diabetes and weight gain.

Also, skip consuming caffeine and alcohol during the evening, and stop eating food about three hours before shut-eye, as digesting food may disrupt sleep quality.

Get active earlier in the day

One benefit of the move to daylight saving time is the potential for additional sun exposure, which is a crucial source of vitamin D and helps regulate our wake/sleep cycles. But while research shows sunlight

exposure during the morning can help promote sleep, too much light exposure—including artificial sources such as TVs, smartphones and tablets—late in the day and evening may suppress melatonin and reduce sleepiness.

On the Sunday after the time change, make it a point to get outside early in the day for at least 30 to 60 minutes, ideally for some exercise such as a walk, run or bike ride. Importantly, research shows people who consistently exercise report improved sleep quality and fewer sleep disorders such as insomnia.

Exercise caution while driving, especially adolescents

During the days after the time change, 55% of people report experiencing tiredness.

That post-time-change grogginess may be why one study found the risk of fatal car crashes increased by 6%.

For teenagers, another study found during the days after the time change that students were sleepier, had slower reaction times and were less focused.

Given many young people have limited experience behind the wheel, parents may consider limiting how much their adolescents drive during the days immediately after the time change.

With the twice-a-year time change a reality for now, considering these tips may ease the transition during the spring and fall and support your well-being all year.

Dr. Archana Dubey is the Chief Medical Officer at UnitedHealthcare of California.

Opens: Achievement due to ‘dedication and advocacy’

continued from front page

from various federal, state, and county agencies, including the State’s Project Homekey program, which was essential in making this project a reality.

In Fall 2023, California’s Department of Housing and Community Development awarded the City over \$9.3 million for acquisition, renovation, and operations. Additional funding from the U.S. Department of Housing and Urban Development (HUD), Alameda County, and the State of California further strengthened the financial viability of this project.

Mayor Juan Gonzalez expressed gratitude for the collective efforts that brought this project to fruition.

“This achievement would not have been possible without the dedication and advocacy of our City leadership, community partners, and elected officials at every level,” Gonzalez said. “While the project



PHOTO COURTESY CITY OF SAN LEANDRO

Hafsa Kaka, senior advisor on homelessness, Office of Governor Gavin Newsom, addresses the gathering for the ribbon cutting at Lewelling Interim Housing.

represented a significant step forward in the city’s ongoing efforts to address homelessness. The facility provides 29 units of temporary housing, comprehensive support services, and a pathway to permanent housing for individuals in need.

The facility will have a daytime drop-in center where unhoused members of the community can access showers, laundry, meals, and support services.

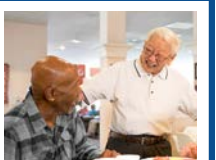
“This project exemplifies what is possible when government agencies, nonprofit organizations, and the community come together with a shared vision,” said Mayor Gonzalez. “San Leandro remains committed to continuing this work and ensuring that every resident is treated with dignity and provided access to housing.”

The facility will have a tiered opening, with the temporary housing opening this month, and the drop-in center

opening in May. All residents of the temporary housing will be referred through the Alameda County Coordinated Entry System.

For more information on the Lewelling Interim Housing and Drop-In Center, please contact the City of San Leandro at humanservices@sanleandro.org.

CELEBRATE WITH US



Tuesday March 25th, 3:30 PM

Tour our community and apartments and celebrate our 40th Anniversary with a special ceremony and reception!

Carlton Senior Living San Leandro
1000 E 14th St 94577 | RSVP (510) 636-0660

LIC#: 015600341

REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



The Importance of Wills and Trusts

By Carl Medford, CRS
Special to the Times

After an elderly Alameda County woman passed away, the family, hoping to settle the estate and sell her property as quickly as possible, discovered she had no will or trust. Since California law mandates that such properties go through probate, the family was forced to wait until the court process was concluded.

Probate is a legal procedure whereby a court is required to validate and administer a deceased person's estate, including verifying assets, paying outstanding debts and taxes, locating potential beneficiaries, and distributing any remaining property. This is typically required if there is no will. If a will does exist and the property value exceeds a certain amount, probate may still

be required, but the process can be much shorter. If a person obtains a trust, then probate is generally avoided.

Probate can take a long time. In the case of this family, the process was longer than usual which meant the home sat vacant for a protracted period. An 'enterprising' neighbor, noting that the home was vacant, broke in, changed the locks and then rented out the home. When the probate was finally completed, imagine the surprise of the family when, upon trying to access their property, were confronted with occupants who showed them their rental agreement.

When attempts were made to remove the illegal occupants, the owners were informed that, since the individuals had been residing in the property

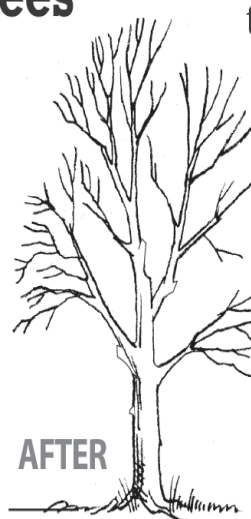
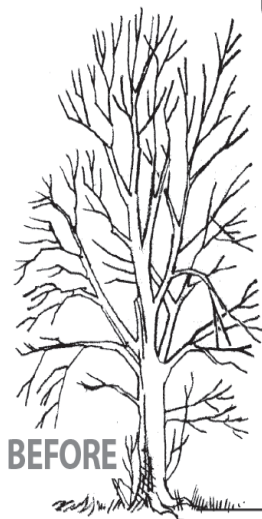
for months, it would be necessary to go through an eviction process. In this case, it meant hiring an attorney, providing a 60-day Notice to Vacate and, ultimately, when they refused to leave, required a court order for the Sheriff's Department to remove them.

During this process, the 'tenants,' realizing that their rental agreement was bogus, not only stopped paying rent to the neighbor, but also refused to pay anything to the owners. Living rent-free, they dragged out the process as long as allowed by law.

More than a year later, the family was finally allowed to access the home and ready it for sale, which included repairing damage done by the 'renters' and replacing items they had stolen, none of which was recoverable.

The Garden Bug

Pruning trees



Create adequate spacing for the main branches along the trunk, and prevent branches below the permanent canopy from growing upright or getting too large. Always prune just outside the branch "collar," the point where one branch attaches to a larger one or to the trunk. Remove any branches that cross or rub against each other, and any torn, dead or broken branches.

- Brenda Weaver

Source: csfs.colostate.edu

RECENT HOME SALES

Castro Valley

21100 Gary Drive #102 94546: \$530,000 [2 BD - 1,050 SF - 1981
2747 Greenview Drive 94546: \$850,000 [3 BD - 1,372 SF - 1986
19106 Parsons Avenue 94546: \$860,000 [2 BD - 961 SF - 1947
2340 Bentley Court 94546: \$880,000 [3 BD - 1,262 SF - 1960
3630 Pinon Canyon Court 94552: \$1,000,000 [4 BD - 1,607 SF - 1996
18922 Carlton Avenue 94546: \$1,139,000 [4 BD - 1,544 SF - 1956
4625 Lockridge Way 94546: \$1,450,000 [4 BD - 2,092 SF - 1961

TOTAL SALES: 7
LOWEST AMOUNT: \$530,000 **MEDIAN AMOUNT:** \$880,000
HIGHEST AMOUNT: \$1,450,000 **AVERAGE AMOUNT:** \$958,428

SAN LEANDRO

14889 Washington Avenue 94578: \$708,000 [3 BD - 1,384 SF - 1954
1711 136th Avenue 94578: \$760,000 [3 BD - 1,169 SF - 1948
2082 Home Street 94578: \$813,000 [2 BD - 969 SF - 1948
1894 Willow Avenue 94579: \$850,000 [3 BD - 1,096 SF - 1953
910 Emerald Avenue 94577: \$907,000 [3 BD - 1,610 SF - 1953
1378 Mersey Avenue 94579: \$940,000 [3 BD - 1,306 SF - 1953
15203 Shining Star Lane 94579: \$1,300,000 [4 BD - 2,820 SF - 1999
707 Tivoli Street 94577: \$1,340,000 [2,814 SF - 2004
14697 Saturn Drive 94578: \$1,350,000 [4 BD - 3,058 SF - 1964

TOTAL SALES: 9
LOWEST AMOUNT: \$708,000 **MEDIAN AMOUNT:** \$907,000
HIGHEST AMOUNT: \$1,350,000 **AVERAGE AMOUNT:** \$996,444

SAN LORENZO

844 Mooney Avenue 94580: \$680,000 [4 BD - 1,383 SF - 1951
1617 Via Ventana 94580: \$783,000 [1,100 SF - 1954

TOTAL SALES: 2
LOWEST AMOUNT: \$680,000 **MEDIAN AMOUNT:** \$731,500
HIGHEST AMOUNT: \$783,000 **AVERAGE AMOUNT:** \$731,500

HAYWARD

1096 Azalea Court 94541: \$639,000 [2 BD - 1,270 SF - 1973
1753 Kudu Court 94541: \$709,000 [3 BD - 1,293 SF - 1972
30725 Brae Burn Avenue 94544: \$740,000 [3 BD - 1,190 SF - 1955
21942 Arbor Avenue 94541: \$750,000 [4 BD - 1,600 SF - 1960
22166 Montgomery Street 94541: \$799,000 [3 BD - 1,086 SF - 1934
628 Plaza Place 94541: \$799,000 [3 BD - 1,595 SF - 2004
18231 Melrose Avenue 94541: \$800,000 [3 BD - 1,051 SF - 1951
28003 Dickens Avenue 94544: \$805,000 [3 BD - 1,140 SF - 1956
900 Old Oak Lane #3 94541: \$809,000 [3 BD - 1,542 SF - 2011
24666 Lyell Way 94544: \$836,000 [3 BD - 1,242 SF - 1952
283 Newton Street 94544: \$838,000 [3 BD - 1,070 SF - 1952
75 Ardis Street 94541: \$850,000 [3 BD - 1,624 SF - 1951
24689 Willmet Way 94544: \$850,000 [3 BD - 1,360 SF - 1956
756 Bluefield Lane 94541: \$879,000 [3 BD - 1,510 SF - 1956
22595 Valley Brook Court 94541: \$900,000 [3 BD - 1,364 SF - 1986
27224 Brick Way 94544: \$980,000 [3 BD - 1,200 SF - 1957
2740 Pepperwood Place 94541: \$985,000 [3 BD - 1,556 SF - 1989

23185 Maud Avenue • Hayward • \$725,000
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A Layer of Mulch Will Smother the Weeds

By Buzz Bertolero
The Dirt Gardener

Q Several years ago, I replaced the plastic sheeting in my yard with landscape fabric to prevent root rot that was killing the plants. The fabric was covered with bark to control weeds. It worked last year, but now grass and other weeds have appeared throughout the area. Why isn't the weed fabric working?

A The landscape fabric didn't let you down. It is superior to plastic as a weed barrier around plants because it allows the soil to breathe and evaporates excess moisture. A two to three-inch layer of mulch smothers weeds and prevents the

weed seeds from germinating. That did happen in your case, as the mulch layer wasn't thick enough. Bark and other organic mulches decompose, adding aesthetic appeal to the landscape. This process is not merely decorative but a form of passive composting. The larger particles break down into smaller ones, while the smaller particles continue to decompose. Eventually, the soil will support the growth of desirable and undesirable plants on top of the fabric. We do not live in a sterile environment. The annual vegetation on the hills produces seeds dispersed by the wind. In non-irrigated areas, seeds remain dormant until the rainy season, and where there is moisture, the weeds germi-

nate throughout the growing season. Landscape fabric only controls the weeds beneath the barrier; those resting on top of it will sprout over time. Thus, it is never regarded as a long-term solution. To correct things, I'd add more mulch to create a thick layer and smother the existing weeds. Treat the area with Round-Up or a similar non-selective herbicide for tall weeds, ensuring that desirable plants are protected from the spray. It is important to refresh and replace the mulch every three to four years. This means removing the old mulch from the fabric and separating it into fine and coarse collections. The coarse chunks are blended with the new mulch before being reapplied to the area,

while the fine pieces can be incorporated into other soil amendments or used in potting soil for container plants. Another option is applying a pre-emergent herbicide to eliminate the dormant weed seeds before germinating. The pre-emergent herbicide can be applied directly over existing plants without harming them. A nursery professional at your favorite garden center can assist you in choosing the best product

or solution for your yard. Depending on the size of the area, both granular and liquid solutions are available. You should also treat irrigated and non-irrigated areas differently, as water activates the chemical barrier. Additionally, avoid cultivating the treated areas, as this will disturb the barrier. Each solution will remain effective for an extended period, so be sure to check the label for the specific timing.

Q When is the best time to prune Lantana?

A I'd trim and shape Lantana once the danger of frost has passed. In Bay Area, it's anytime between the middle of March through early April. Along the coast, this would be now; inland, I wait until April. After pruning, fertilize with an organic all-purpose fertilizer.

Mortgage Rates Trend Down

Mortgage rates decreased slightly this week. The 30-year fixed-rate mortgage has stayed just under 7% for five consecutive weeks and in that time has fluctuated less than 20 basis points. This stability continues to bode well for potential buyers and sellers as the spring homebuying season approaches.

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Deadline for space reservations: Wednesday, Mar. 12 (CVF) & Thursday, Mar. 13 (SLT),
Wednesday, Oct. 8 (CVF) & Thursday, Oct. 9 (SLT).

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Please Willie Dennis be advised and put on notice that a Limited Civil lawsuit in the amount of \$22,605.57 for move out charges has been filed on January 25, 2024, in the county of Alameda against Willie Dennis for his contract of renting at the premises of 1570 164th Ave. apartment number 62 by the Plaintiff, San Leandro Shamor LLC, with the defendant being Willie Dennis case number 24CV061476. This notice is to serve as publication of service as per the order granted and dated 2/13/2025 to run in this newspaper for four consecutive weeks. Contact Plaintiff at Shamor's Office located at 1570 164th Ave. San Leandro, CA 94578,

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Shamorapartments@jleproperties.com.

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FILED February 18, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612507

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

The name of the business(es):
E5 Limousine, located at 1161 Kramer St. San Leandro, CA 94579 Alameda County, is hereby registered by the following owner(s): Josue Estrada, located at 1161 Kramer St. San Leandro, CA 94579. This business is conducted by An Individual. This business commenced N/A /s/ Josue Estrada
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 17, 2030
MAR 13, 20, 27, APR 03, 2025

FILED January 21, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612394

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

The name of the business(es):
GoTo Landscaping located at 1934 Via Barrett, San Lorenzo, CA 94580 Alameda County, is hereby registered by the following owner(s): Michio Goto, located at 1934 Via Barrett, San Lorenzo, CA 94580. This business is conducted by An Individual. This business commenced N/A /s/Michio Goto
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires January 20, 2030
FEB 20, 27, MAR 06, 13, 2025
1940 - SLT

FILED February 14, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612476

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

The name of the business(es):
Samaritan In Action, located at 2470 W. Avenue 136th, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Nellie R, Casanas, located at 2470 W. Avenue 136th, San Leandro, CA 94577. This business is conducted by An Individual. This business commenced 02/14/2025 /s/Nellie R, Casanas
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 13, 2030
MAR 06, 13, 20, 27, 2025
1950 - SLT

LEGAL NOTICES

FILED February 13, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612452

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

The name of the business(es):
Fonte's Custom Countertops located at 31374 Santa Elena Way, Union City, CA 94587 Alameda County, is hereby registered by the following owner(s): Michael Fonte, located at 31374 Santa Elena Way, Union City, CA 94587. This business is conducted by An Individual. This business commenced N/A /s/Michael Fonte
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 12, 2030
FEB 20, 27, MAR 06, 13, 2025

FILED February 14, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612476

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

The name of the business(es):
Samaritan In Action, located at 2470 W. Avenue 136th, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Nellie R, Casanas, located at 2470 W. Avenue 136th, San Leandro, CA 94577. This business is conducted by An Individual. This business commenced 02/14/2025 /s/Nellie R, Casanas
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 13, 2030
MAR 06, 13, 20, 27, 2025
1950 - SLT

FILED February 14, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612498

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

The name of the business(es):
Crossroads Culture and Community Center, located at 296 A Mac Arthur, San Leandro, CA 94577 / 1235 Orchard Avenue Unit 2-UP, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Akimasa Moore, located at 1235 Orchard Avenue Unit 2-UP, San Leandro, CA 94577. This business is conducted by Co-partners. This business commenced N/A /s/Akimasa Jawara Moore
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 13, 2030
FEB 27, MAR 06, 13, 20, 2025
1945 - CVF

LEGAL NOTICES

FILED February 14, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612487

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

The name of the business(es):
Floor Covering Contractors located at 4421 Fair Ave Oakland, CA 94619 Alameda County, is hereby registered by the following owner(s): Michael J. McBride JR, located at 4421 Fair Ave Oakland, CA 94619. This business is conducted by a Individual. This business commenced 01/00/1984 /s/Michael J. McBride
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 13, 2030
FEB 27, MAR 06, 13, 20, 2025
1945 - SLT

FILED February 24, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612622

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

The name of the business(es):
Kawaii Dream Nails, located at 15857 Channell Street. San Lorenzo, CA 94580 Alameda County, is hereby registered by the following owner(s): Katherine Ourng, located at 15857 Channell Street. San Lorenzo, CA 94580. This business is conducted by An Individual. This business commenced 2/14/2025 /s/Katherine Ourng
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 23, 2030
MAR 13, 20, 27, APR 03, 2025
2001 - SLT

FILED February 14, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612498

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

The name of the business(es):
Crossroads Culture and Community Center, located at 296 A Mac Arthur, San Leandro, CA 94577 / 1235 Orchard Avenue Unit 2-UP, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Akimasa Moore, located at 1235 Orchard Avenue Unit 2-UP, San Leandro, CA 94577. This business is conducted by Co-partners. This business commenced N/A /s/Akimasa Jawara Moore
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 13, 2030
FEB 27, MAR 06, 13, 20, 2025
1945 - CVF

LEGAL NOTICES

FILED February 19, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612539

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

The name of the business(es):
Cazabat Consulting located at 2195 East Avenue Fairview, CA 94541 Alameda County, is hereby registered by the following owner(s): Cazabat Consulting LLC, located at 2195 East Avenue Fairview, CA 94541. This business is conducted by a Limited Liability Company. This business commenced N/A /s/Rick Burtholomew
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 18, 2030
FEB 27, MAR 06, 13, 20, 2025
1940 - SLT

FILED February 14, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612498

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

The name of the business(es):
Crossroads Culture and Community Center, located at 296 A Mac Arthur, San Leandro, CA 94577 / 1235 Orchard Avenue Unit 2-UP, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Akimasa Moore, located at 1235 Orchard Avenue Unit 2-UP, San Leandro, CA 94577. This business is conducted by Co-partners. This business commenced N/A /s/Akimasa Jawara Moore
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 13, 2030
FEB 27, MAR 06, 13, 20, 2025
1945 - CVF

FILED February 14, 2025
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612498

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

The name of the business(es):
Crossroads Culture and Community Center, located at 296 A Mac Arthur, San Leandro, CA 94577 / 1235 Orchard Avenue Unit 2-UP, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): Akimasa Moore, located at 1235 Orchard Avenue Unit 2-UP, San Leandro, CA 94577. This business is conducted by Co-partners. This business commenced N/A /s/Akimasa Jawara Moore
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 13, 2030
FEB 27, MAR 06, 13, 20, 2025
1945 - CVF

LEGAL NOTICE

NOTICE OF PETITION
TO ADMINISTER ESTATE OF

Kathleen Mary Andrews.
Case Number:
25PR112846

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Kathleen Mary Andrews, aka Kathieen M. Andrews, Kathleen Andrews, fka Kathleen Mary Fahrner, Kathleen M. Fahrner, Kathleen Fahrner.**

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

THE PETITION requests the decedent's WILL and codicils, any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

A HEARING on the petition will be held on April 9, 2025, 9:30 a.m., Dept. 201, at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704.

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

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

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

Attorney for Petitioner: **Nicole A. Davidson** Law Office of **Nicole A. Davidson**
P.O. Box 125 Alamo, CA 94507 925-932-5555
nicoleadavidsonlaw@gmail.com

LEGAL 1998 SLT - 25PR112846 03/13/25, 03/20/25, 03/27/25

THE TIMES CROSSWORD

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1 Solo of “Star Wars”
4 Dandy guy
7 Sir’s counterpart
12 Coach Parseghian
13 Lab eggs
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15 Roulette bet
16 “Absolutely not!”
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52 Egggy quaff
53 Love, Italian-style
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56 Already
57 Magic, on scoreboards
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2 Sports venue
3 Tennis star Rafael
4 Type choice
5 Go too far
6 Macadamized
7 Earth’s neighbor
8 Common verb
9 “Lion” actor Patel
10 Chowd down
11 Sea, to Henri
17 Stretches (out)
21 Bolshevik leader
23 Formal decrees
24 Fuss
25 Singer Torme
26 Season opener?
28 Dept. store inventory
30 Luau souvenir
31 Transcript no.
32 “Awesome!”
33 “Entourage” role
36 Olympian queen
37 Freight train unit
40 Homebuyer’s option
42 Singer Nick
43 Home
44 Star in Orion’s foot
45 “Close one!”
46 Holler
48 “Terrif!”
49 Author Tan
50 Heavy weight
51 -- -Magnon

ANSWERS ON PAGE 4

Protection: Resident says mobile home park owners adding charges

continued from front page

"The timing suggests an effort to intimidate and silence residents as this Council moves forward on two critical priorities," Acosta wrote to the City Council. "(One), an effective mobile home rent stabilization ordinance — one that ensures homeowner investment and equity is given equal protections. (Two), a new city-wide rent stabilization ordinance — a major step in protecting San Leandro's renters."

Acosta cited as abuses — a proposed set of changes in the residents agreement at Mission Bay that would set up new charges for things previously covered by rent park residents pay. But owners of the park have insisted there are no major changes coming, and none that violate the city's ordinance.

The city's Mobilehome Space Rent Stabilization Ordinance, which took effect on July 3, 2019, establishes caps on the amount rent can be increased each year on the space for a mobile home. It also limits what costs can be passed on to residents, and

requires negotiations with residents over major changes to park rules.

But Acosta said numerous loopholes in the law let mobile home park owners increase what they charge residents far more than the law would seem to allow.

She said one way to do this at Mission Bay and other parks is to separately charge individual residents a share of the cost of park-wide improvements or repairs, which she believes should be covered by the rents paid to the owners.

"As much as they can pass on, legally or illegally, they will," Acosta said of San Leandro mobile home owners in general. "We need to close these loopholes."

Mobile home residents, unlike people living in apartments and houses, usually own their unit while paying rent to park owners for the land beneath it. This led to different rules applying to mobile home residents and tenants in conventional housing, Acosta said.

But her group has been going to public meetings on San Leandro housing for several

years, asking that protections for mobile home residents and tenants alike be combined in one ordinance.

While the City Council appears to be moving toward a discussion of some further protections for apartment and house renters, progress for mobile home resident protection is hard to see, Acosta said.

Some 60 people came to the MBRA meeting in the park's community room on Saturday, Feb. 8, and many seemed anxious about both overall safety at the park, and about their costs rising.

Mission Bay is near the Marina Community Center, where residents of Washington Manor took refuge from the December 29 gas leak that forced thousands out of their homes for several hours.

That event was close enough to worry Mission Bay residents, but worrying about a gas leak closer to home worried them more.

The park has been building a fence between itself and the adjacent Heron Bay community, but just who is building it is a mystery, residents said.



PHOTO BY MIKE MCGUIRE

Mission Bay Residents Association members meet at the mobile home park on Feb. 8. MBRA president Deborah Acosta, with red hair, is speaking at the front of the crowd.

There is no legally required company identification on contractor vehicles.

They were also digging holes for fence supports on April 24, 2024 in front of a sign saying to call PG&E before digging near the gas line there, and nobody called PG&E, Acosta said.

PG&E inspectors, when they did find out, said that

the digging missed by inches rupturing a 30-inch gas pipeline there, as large as the one whose rupture caused the catastrophic San Bruno fire of 2010.

Construction of the fence itself has been a sticking point between Mission Bay residents and park ownership, which wants to charge residents for it. Acosta said

improvements to the overall property should be paid for out of rents the owners already receive, not an added charge to each resident.

The mobile home ordinance needs to be updated and upgraded to provide more recourse for residents, and to prevent both physical danger and their financial ruin, Acosta said.

OPINION

LETTERS to the EDITOR

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

Congresswoman Overlooks San Leandro

Editor,

Our new Congressional representative, Lateefah Simon, recently delivered the "progressive response" to Trump's address to Congress. She explained to her audience that she represents Alameda, Oakland, Emeryville and Berkeley. She didn't mention San Leandro, Albany and Piedmont in California Congressional District 12.

She spoke as the selected representative of the Working Families Party to make a response to Trump's address to the joint session of Congress. I wrote and telephoned her office to express my disappointment that she neglected to reference three cities she has been elected to serve.

I hope she doesn't continue

to cast us aside and expect her to represent working families across her district. This is not an opinion of her message, but she should acknowledge the approximately 100,000 constituents who live in San Leandro (SL is split between District 12 and District 14), Albany and Piedmont.

Maureen Forney
San Leandro

City Leaders Need Our Help

Editor,

Here is my opinion after going to the City of San Leandro's public budget meeting on March 1. It is crazy. How are we doing so many projects? Where's the money coming from? We don't have staff to manage it all.

We have one project called the "roundabout" that has been going on

for 20 years. The necessary buy-in from other stakeholders like PG&E and CalTrans are still not confirmed. Still no clear project plan, it seems our City Council can't decide or won't decide or make changes on the priority of projects and focus on the top 1 or 2 per department. The staff can't keep up with so much as a "priority."

That was my impression when I was at the meeting asking questions. Only approximately 15 to 20 residents attended one of the two meetings. With 90,000 residents how exactly are your interests being voiced?

Residents, these types of meetings — the council meetings, commission meetings, town halls etc. — are so important for you to attend. Get to know your leaders, you can talk to them, you can email them. We voted them in.

Let them know what is bothering you, what you need help with. If you can't make it in person, send your comments via email or voicemail.

Join us to rally for our leaders to stand up and get the city running in the right direction on April 5 from 1 to 3 p.m. in front of City Hall. We need to help them. Voice your concerns and get your friends and neighbors to join you and us.

Karen Fernandez
San Leandro

AI-Enhanced Dictators Will Control the Earth

Editor,

The threat upon us is far more consequential than MAGA teasing liberals or even concern about the price of eggs. Notice how Elon Musk was able to make his X social media platform function after firing 70 percent of staff, because of AI.

Air traffic control, social security, postal service, all government agencies, have detailed rules of operation which can be programmed into AI.

AI works pretty well with known situations, most of the time. It does not work well with new, unknown situations. It does not innovate nor create, but it can maximize results according to what its programmers want it to accomplish. AI can be programmed to provide specific exceptions to specific people for their personal gain.

Musk seeks control of the Treasury Department, Office of Management and Budget, General Services Administration, and Office of Personnel Management so he can control the issuing of government contracts and payment of checks, including checks for his companies' multiple contracts.

To enable such control, he is firing many responsible government employees and substituting AI to

implement governmental operations.

Musk cut IRS staffing, and intends to use AI to enforce taxation laws, selectively.

Enforcing the dictates of AI-programmed operations requires policing on the ground. Dictators, and wanna-be-dictators like Trump and Musk, know that lowering people's standard of living down to subsistence will produce adequate numbers of candidates willing to uniform themselves in service of a regime that provides them basic food, shelter, and clothing.

Currently, several people, companies, and countries are competing to build more powerful AI. Soon, they will compete against each other, resulting in a lot of "ancillary damage" and "incidental death" in the process. One, or perhaps as many as four, AI-enhanced dictators will remain in virtual control of Earth.

Eventually, in the not-too-distant future, AI will become sentient. It will think for itself about itself. It will have the same desires for control and dominance as its creators had when they programmed AI, imbuing it with their own characteristics. Then, *who* will control Earth?

Bruce Joffe
Piedmont

Dist. 5: Not enough police in traffic division to enforce traffic laws; chief says crime down

continued from front page
Works Director Sheila Marquises. Progress is also being made on rebuilding the Haas Avenue pedestrian footbridge, she said.

MacArthur Boulevard Roundabout

The good news along MacArthur Boulevard as it enters San Leandro from Oakland, though, is that the city is moving to fix it, District 5 City Councilmember Xouhoa Bowen said.

Residents have complained for years about speeding cars, U-turns that cause crashes, and dangers to pedestrians. The project to fix this is the called the MacArthur Boulevard-Superior Avenue Roundabout, and it has reached the design stage after first being seriously studied in 2001.

The intersection has cars entering and exiting I-580, crossing Foothill and MacArthur which intersect, as does Superior Avenue, making it a complicated intersection. And the fact that cars are often speeding makes it dangerous. The roundabout is seen as a solution.

Bowen wrote in an email, "The City has been all hands on deck in response. The city manager (Cameron), Sheila Marquises (Public Works director) and the Police Department are working on interim solutions to address the issues.

"The Mayor and I are actively in serious conversation with ACTC (Alameda County Transportation Commission) to help move the roundabout forward," Bowen said. "This is critical since the project is complicated by the involvement of multiple jurisdictions (Caltrans, Oakland, San Leandro, and private property)."

Residents have heard this before. In a Dec. 2, 2021 article in this newspaper, city officials said that construction on the Superior-MacArthur roundabout would start in the spring of 2022. Since then, the explanation for the delay has been the number of agencies involved – city, county, state, and the federal government since an Interstate Highway is involved.

According to Marquises, the first feasibility study on making that complicated intersection safer was done in 2001, but it wasn't until 2014 that the project was initiated. The city council approved a design in 2019. Currently, progress on the project is awaiting utilities undergrounding by Pacific



PHOTOS BY MIKE MCGUIRE

The roundabout is planned at the intersection of MacArthur Boulevard, Foothill Boulevard, Superior Drive and an I-580 exit.



San Leandro Police Chief Angela Averiet, City Manager Janelle Cameron, Public Works Director Sheila Marquises and District 5 City Councilmember Xouhoa Bowen spoke at the Town Meeting at the San Leandro Main Library.

Gas & Electric.

Crime Down, Says Police Chief

Serious crime is down considerably from in the past two years, Averiet said. Latest figures show Type 1 crimes, the most serious, down 34 percent from 2022-23. Auto theft is down 47 percent in the latest figures.

Still, there were 73 auto thefts in city from July to December of 2024, Averiet said.

The city has been adding officers, but retirements offset those efforts. There are still 22 vacancies in police ranks the city is trying to fill, Averiet said.

The Traffic Division – police who issue traffic tickets – still consists of only two officers, one sergeant and one checking commercial vehicles, Averiet said. The Traffic Division's staffing pre-pandemic was about half a dozen – one sergeant, 3 or 4 officers, and one commercial

vehicle enforcement officer.

The regional sideshow prevention effort seems to be keeping the numbers of sideshows down, Averiet said. That effort includes officers from her department, the county sheriff's office, California Highway Patrol and the Hayward Police Department.

The Alternative Response Unit has been in operation for several months now, taking some mental health calls rather than the police responding to all of them, Averiet said.

Marquises reported that the Memorial Park renovation is on track for an opening this summer. Progress is being made at replacing the Haas-Cary Pedestrian pedestrian bridge over San Leandro Creek now that funding has been obtained, she said.

But a challenge with the bridge is that the creek is regulated by multiple agencies, and each one requires permits. Because of wildlife and wa-

terflow protections, much of the work has to be done in the summer when flows are low, Marquises said.

Progress is likewise being made on completing the Crosstown Corridor for bicycle and pedestrian travel and safety, along Bancroft Avenue and Williams Street, Marquises said. That project does have the distinction of connecting more schools to non-car travel than any other in the county, she added.

The new Parks & Recreation Master Plan will be presented on March 27 to the city council's Facilities & Transportation Committee, and to a subsequent Recreation & Parks Commission meeting, Marquises said.

Cameron announced two new work plans for the city, on an economic development strategy for the next 10 years, and on quality of life, including beautification events and the hiring of a volunteer coordinator. There will be free fitness events this summer, and a record total of 119 summer classes offered. A trash-free picnic campaign is planned for April.

After the meeting, Bowen said perhaps the most interesting public comment came from a resident who was struck as much by who was leading the meeting as by what was discussed.

"One long time resident shared how she felt compelled to attend her first City meeting because she wanted to celebrate the progress the City has made and support four women of color in leadership positions hosting an event for the community," Bowen wrote in an email.

District Attorney Charges 19 Year Old with Murder

By Jim Knowles
San Leandro Times

A 19-year-old man was charged with murder last week in the shooting death of another man last April in San Leandro.

Robert Donnelle Hughes, 19, has been charged with murder in the shooting death of Nathaniel Lee McCowan, 26, during an armed robbery on April 1, 2024, at Hesperian Boulevard and Colby Street in San Leandro.

Alameda County District Attorney Ursula Jones Dickson announced the charges last week.

Prosecutors charged Hughes with murder, robbery, carrying a loaded and concealed firearm in public, and carrying a concealed firearm within a vehicle

The charges also include enhancements for being armed with a concealed, unregistered, loaded firearm at the time of the robbery and killing.

"This senseless loss of life is the result of a robbery with a gun, District Attorney Jones Dickson said in a press release. "We cannot ignore the potential for physical harm, and death, associated with violent robberies in our community. We all must work harder to encourage less gun violence, and to ensure that when gun violence occurs, we support victims and families of victims as they seek peace and justice."

If convicted, Hughes could be sentenced to a term of 25 years to life in prison.

Probe: Subpoena

continued from front page

before the FBI searched the home of City Councilman Bryan Azevedo for documents pertaining to the same firms.

The subpoena is now on the City of San Leandro's website, after a request for information was made by the *East Bay Times* newspaper.

The subpoena requires the city to provide any communications related to prospective contractors for the city's garbage and recycling contracts, and for communications related to a delegation that traveled to Vietnam in the summer of 2023, sponsored by the Vietnamese American Business Association, led by the Duongs.

Azevedo was a part of the delegation that traveled to Vietnam in 2023, led by former Oakland Mayor Thao.

Thao, David and Andy Duong, and Thao's romantic partner Andre Jones were indicted with bribery offenses on Jan. 17 and have all plead not guilty.

The indictment said Thao

promised to extend the Duong's recycling contract and purchase housing units from their housing company. In exchange, David and Andy Duong funded campaign mailers against Thao's opponent, and paid \$95,000 to Jones, with more money promised, for work at their company that Jones never did, the indictment said.

The subpoena issued to the City of San Leandro seeks records and communications with all the parties involved in the Oakland investigation – David and Andy Duong, Thao, Jones, Mario Juarez and the Duong's companies, Evolutionary Homes and California Waste Solutions.

The city is required to submit all the documents in electronic format to the FBI's Oakland office.

Azevedo, reached by phone this week, said he appreciated the offer to comment.

"This is all a big distraction. I'm going to continue to help the community, being out there every day because I love San Leandro," Azevedo said.

SELL YOUR CAR OR TRUCK NOW!

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(\$1.00 for each additional)



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.



PHOTO BY JIM KNOWLES

New Fare Gates Going In

Temporary fare gates were installed at the San Leandro BART Station on Tuesday. The temporary gates will be used by BART riders as new fare gates are installed, which will take about a week. The new fare gates are going in throughout the BART system, because they're higher and make it harder for people to jump over. A good number of BART riders jump the gates, a practice that started during the pandemic and hasn't stopped.

Addams Family Musical Comes to San Leandro High



PHOTO BY MIKE McGUIRE

Cast members of The Addams Family musical join in a dance number near the start of the play, which opens this Friday night at the San Leandro Performing Arts Center at 2250 Bancroft Ave.

By Mike McGuire
San Leandro Times

The Addams Family musical comes to the San Leandro Performing Arts Center at 2250 Bancroft Ave., on the San Leandro High School campus, opening tomorrow, Friday March 14, and running for the next two weekends.

Director Sue Ellen Nelsen and Musical Director Kimberly Braun described the play, presented in its school edition, as "a funny, family-oriented show that makes you believe in the power of love and family."

SLHS drama teacher Ma-

rissa Muterspaugh and choreographer Dallis Wright-Morash said that the hard-working students made it all come together.

The Addamses are played by Killian Garcia as Morticia, Tyler Silva as Gomez, Christian Rodriguez as Uncle Fester, Lacey Sokolosky as Wednesday, AJ Olsen as Grandma, Jules Corodimas

as Pugsley, and Cyrus Ely as Lurch.

The show plays on Friday, March 14 and Saturday, March 15 at 7 p.m., Sunday, March 16 at 1 p.m., and then again the following weekend, Friday, March 21 and Saturday, March 22 at 7 p.m., and Sunday, March 23 at 1 p.m. Tickets are available at www.sanleandropac.com.

San Leandro Toastmasters Meet Every Thursday

San Leandro Toastmasters meets every Thursday from 6:45 to 7:45 p.m. online through Zoom. Email sanleandrotm@gmail.com for more information. Also, the Toastmasters meet in person at the San Leandro Main Library, 300 Estudillo Ave., on the last Thursday of every month from 6:45 to 7:45 p.m.

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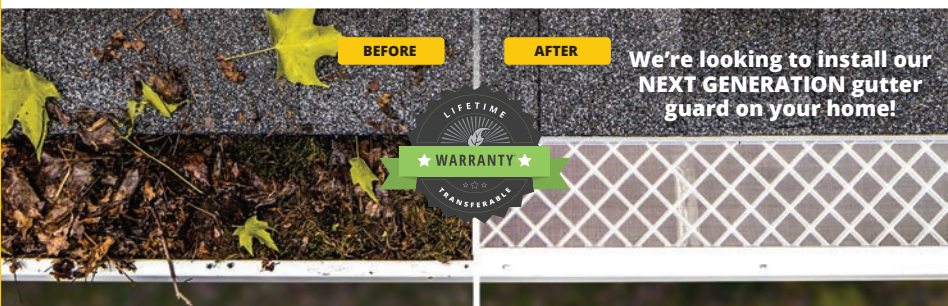


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