



Tackling the Turkey

STEPS TO THAWING AND ROASTING
THE THANKSGIVING TURKEY

4

WEEKEND WEATHER

RAIN

HIGHS: 63-68

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

LOWS: 47-61

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

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

VOL. 34 • NO. 47

THURSDAY, NOVEMBER 21, 2024

SAN LEANDRO • CALIFORNIA



PHOTOS BY JIM KNOWLES

A helicopter hauled away logs as workers trimmed the trees along San Leandro Creek near Cary Drive this week. Below, the street was blocked off in the helicopter zone.

Flood Control Lifts Trees from Creek

The Alameda County Flood Control and Water Conservation District is using a helicopter to remove trees that are in danger of falling along San Leandro Creek between Huff Avenue and I-580.

The work will continue this week through Friday, and next week on Nov. 25 through Nov. 27, according to a press release from the San Leandro Police Department.

see TREES, page 3



City Council Censures Simon And Aguilar

Expression of disapproval requires two councilmen to take “council/manager training”

By Michael Singer
San Leandro Times

San Leandro City Councilmembers Fred Simon and Victor Aguilar were censured at Monday’s City Council meeting for violating part of the city’s charter prohibiting the council from interfering with the City Manager’s day-to-day and hiring responsibilities.

An independent investigation released on November 4 concluded Simon and Aguilar separately threatened former City Manager Fran Robustel-

li’s job and performance evaluation if she fired former San Leandro Police Chief Abdul Pridgen in 2023.

On Monday, the council voted 4-2 on two separate resolutions to accept the investigation findings and enforce discipline on Simon and Aguilar.

Mayor Juan González and council members Pete Ballew, Sbeydeh Viveros-Walton, and Xouhoa Bowen voted

see CENSURES, page 5

Boldt Likely Winner In Council District 6

By Mike McGuire
San Leandro Times

Dylan Boldt appears to have won the District 6 seat on the San Leandro City Council over Robert Bulatao.

Boldt had 16,343 votes (62 percent) to Bulatao’s 10,199 (38 percent), a margin of 6,144 votes. While some votes are still uncounted, they are unlikely to change the result.

In the District 2 race, San Leandro City Councilman Bryan Azevedo held on to a narrow lead over challenger and former Cit Councilman Ed Hernandez. As of Tuesday afternoon, Azevedo led Hernandez by 473 votes, with 14,292 for Azevedo (or 51 percent) and 13,819 votes for Hernandez, or 49 percent.

see BOLDT, page 11

80-Foot-Tall Communications Tower Approved by Planning Commission

By Mike McGuire
San Leandro Times

An 80-foot-tall communications tower, disguised to look like a large pine tree, was unanimously approved by the Planning Commission on November 7.

The tower at 440 Peralta Avenue, next to San Leandro Electrical Supply in the North Area, was primarily sought to improve coverage for emergency communications, ac-

cording to applicant Tower Engineering Professionals (TEP).

That company will build the tower and then lease it to AT&T for use in its FirstNet program. That is a federal government contract with the telecommunications giant to connect emergency responders, enacted after gaps emerged in emergency communications after the 9/11 attacks.

Part of the tower could

“Was there a first-responder service that found there was a gap in coverage?”

— Commissioner Litha Zuber

also be used for AT&T commercial cell phone customers in an area the applicant said had poor cell coverage, between San Leandro Boulevard and East 14th Street north of downtown.

Some planning commissioners were skeptical that AT&T was mostly concerned with emergency communications in wanting to get the tower built.

see TOWER, page 11

INSIDE YOUR TIMES

COMMUNITY

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Shelter has a bull dog and a German shepherd. **Page 3**

NEWS

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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

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Boys & Girls Club of SL Awarded for Board Engagement

The Boys & Girls Clubs of San Leandro (BGCSL) announced that it received the prestigious League of E.A.G.L.E.S. Gold award at the Boys & Girls Clubs of America's Pacific Regional Conference, held in Phoenix, Ariz.

The award recognizes outstanding board engagement, with recipient organizations achieving at least 95 percent board participation in key activities, including board meetings, fundraising efforts, and committee involvement.

This milestone is accomplished by only 13 percent of Boys & Girls Club local organizations. The award is a testament to the dedication and commitment of BGCSL's board and executive leadership in serving the youth of our community at the highest level, the club said in a press release.

"The Boys & Girls Club was a defining part of my childhood," said Daryl Thom-

as, BGCSL board president and former club member in Alameda. "The opportunities I found through the Club shaped my future in ways I couldn't have imagined. Our motto, 'Great Futures Start Here,' drives our Board's commitment to supporting the incredible staff who make a difference for families in our community every day."

The BGCSL thanked each board member for their invaluable service: Daryl Thomas (President), Pete Ballew (Vice-President), Karen Diaz (Second Vice-President), Dev Mahadevan (Treasurer), Tonya Saheli (Past President), Jacqui Diaz, Mike LeFaivre, Patrick Sangiacomo, Shane Wakerling, Robert Winkler and Joel Burrows (emeritus).

"Our Board's dedication is truly remarkable, and we are incredibly fortunate to have such committed individuals guiding our work," said Kim Pace, CEO of Boys & Girls



PHOTO COURTESY BOYS & GIRLS CLUB OF SAN LEANDRO

Boys & Girls Club of San Leandro board member Tonya Saheli, CEO Kim Pace, and President Jim Clark accept the award.

Clubs of San Leandro. "Their steadfast support has seen us through the most significant growth period in our organization's history—expanding

to three school districts and 25 Clubs. With their support, we're on track to serve over 5,000 young people next year.

I'm deeply grateful for each Board member's passion and commitment to building a great futures together."

On this Day: November 21

1794: Honolulu Harbor discovered.

1916: HMHS Britannic sinks in the Aegean Sea after a mine explodes, killing 30 people.

1980: Fire at MGM Grand Hotel in Las Vegas kills 84.

1995: Dow Jones Industrial Average closes above 5,000 for first time.

2020: Texas National Guard called to deal with a morgue crisis as COVID-19 cases and deaths surge.

Bay-O-Vista

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CHABOT COLLEGE

Community Calendar

Committee on Special Education To Meet on Zoom

The Community Advisory Committee for Special Education (CAC) will have a Zoom meeting on Thursday, Nov. 21, from 5 to 6 p.m. Contact the Castro Valley Unified School District at 510-537-3000 ext.1267 and ask for the Zoom invite for the Nov. 21 CAC meeting. All are welcome to see how you can help with Special Education Districts in San Leandro, Castro Valley, San Lorenzo, and Hayward. CAC encourages community involvement in the development and review of the local plan.

American Legion Post 117 Sunday Breakfast On Hold Until January

The American Legion Post 117 of San Leandro monthly Fourth Sunday Breakfast will take a pause during November and December. The next breakfast will be on Sunday, Jan. 26.

Christmas Concert at Calvary Lutheran

Everyone is welcome to enjoy the Community Christmas Concert on Saturday, Nov. 30, at 7 p.m. at Calvary Lutheran Church, 17200 Via Magdalena in San Lorenzo. \$10 suggested donation taken at the door. All proceeds go to the San Lorenzo Family Help Center. More information will be available at www.CalvarySanLorenzo.com/concert.

After-School Homework Help At the Manor Branch Library

Need help with your homework? Come to after-school homework help on Tuesdays and Thursdays from 3:30 to 5 p.m. at the Manor Branch Library, 1241 Manor Blvd. This is for students in Grades 1-5. Registration needed. To register, call 510-577-7971.

Art Reception and Sale

The public is invited to an Art Reception and Sale for the extensive works of Castro Valley's Betty Loeffler, Sunday, Dec. 1, from 3 to 5 p.m. at the Castro Valley Center for the Arts, 19501 Redwood Road. Betty's work which includes handmade paper, prints, and monotypes spans almost 100 years. Betty died in 2022. There are framed and unframed offerings. Refreshments will be served. Artist and curator Susan Sarti will play piano and photographer Bruce Casaday will accompany on trumpet. For more information, call 808-754-0393.

"It's a Wonderful Night"

Downtown Holiday Celebration

Ring in the holidays at San Leandro's annual downtown festival, It's a Wonderful Night, on Friday, Dec. 6, from 4:30 to 9 p.m. See the tree lighting, holiday performances, photos with Santa, holiday train rides, crafts for kids, holiday market, and more. The holiday tree lighting will be at 5:30 p.m. in at Estudillo Ave at E. 14th Street, and the main event will be centered around W. Juana Avenue between E. 14th St. and Washington Avenue.

Friends of the San Leandro Library Cookbook Sale

The Friends of the San Leandro Library will host a Cookbook Sale on Saturday, Dec. 7, from 10 a.m. to 3 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Hundreds of beautiful books featuring cuisines from around the world will be featured. These books originally sold for as much as \$50 but will be sale-priced for much less. Start your holiday shopping with quality cookbooks at bargain prices. All proceeds benefit the San Leandro Library's programs and services. Now accepting credit cards.

Sign Up for Davis Street Holiday Basket Giveaway

Davis Street will hold its Annual Holiday Food and Toy Basket Giveaway on Dec. 23. Registration for families, seniors, and singles in need is now underway. If you or someone you know is need – head over to www.davisstreet.org or call 510-347-4620 to see if you qualify. In-person sign-up hours are Monday, Tuesday, Thursday, and Friday from 10 a.m. to 3 p.m. and Wednesday from noon to 6 p.m.

Adopt-A-Pet



Kitty

Kitty is a 10-year-old English bulldog. He's a lazy boy who will go for very short walks before needing to take a rest. Kitty would be happiest laying on the couch, relaxing with his family.

Scar is a 7-year-old German shepherd. He's a very



Scar

independent, mature guy who would do well in a home where he will seek out attention. But he also loves to do his own thing. Scar is best suited for teens and up.

To meet or adopt Kitty or Scar, call the Hayward Animal Shelter at 510-293-7200.



PHOTO BY JIM KNOWLES

Trees: Chopper lifts trees

continued from front page

The flood control district conducted an assessment of the trees on district property, the overall health of the trees and their potential of falling, according to the district. It then identified whether a tree needs to be pruned or removed.

"To minimize environmen-

tal impacts, the project will utilize a helicopter to transport tree trunks and branches from the creek channel to designated land areas, where they will then be hauled away for disposal," said the flood control district.

The helicopter will be landing periodically to refuel at the dead end on Cary Drive.

More Events

SL Players Present

The Madwoman of Chaillot

The San Leandro Players are performing *The Madwoman of Chaillot* at the San Leandro Museum/Auditorium, 320 West Estudillo Ave. in San Leandro. The comic fantasy centers around a plot to dig up the streets of Paris and pump oil. Performance Times: Saturdays at 8 p.m. and Sundays at 2 p.m. through Nov. 24, plus two Friday shows at 8 p.m. on Nov. 15 and Nov. 22. Tickets: \$25 general, \$20 seniors and under 12. For information and tickets, go to www.slplayers.org or call 510-895-2573.

Soroptimist Club's

19th Annual Holiday Boutique

Soroptimist of the East Bay will hold its 19th Annual Holiday Boutique on Saturday, Nov. 23, from 10 a.m. to 4 p.m. at the Hill and Valley Women's Club, 1808 B St. in Hayward. Hand-crafted gift items, holiday decor, jewelry, wardrobe accessories, handcrafted cards, woodworking, pottery, knitted and crocheted items, raffle prizes, and more. Refreshments will be available. All proceeds benefit the goals of Soroptimist International by providing educational scholarships and supporting local charities that serve our women and girls.

Lucille Kline Holiday Tea At the Alta Mira Club

The Alta Mira Club, 561 Lafayette St. in San Leandro, invites everyone to the Lucille Kline Holiday Tea on Saturday, Dec. 14, at noon. Tickets are \$30 per person. For reservations, call Linda Klass at 510-914-5684 or Isabel Polvorosa at 510-955-7155.

DIY Casa Peralta Art Creation Workshop

Unleash your creativity at the DIY Casa Peralta Art Creation Workshop on Saturday, Dec. 7, from noon to 2 p.m. at the San Leandro History Museum, 320 W. Estudillo Ave. In a hands-on experience you'll craft faux-stained glass and terracotta tile designs, inspired by the history of the Casa Peralta and the Little Brown Church. No experience required, just bring your imagination. All materials provided, and you'll leave with your own beautiful piece of art.

Paintings on Memories, Moments and Meals At the SL History Museum

Experience OrderUp! San Leandro, an exhibition of vibrant paintings by fine artist Eric Shea, celebrating the local memories, moments, and meals of our community, on Saturday, Dec. 7, from 4 to 6 p.m. at the San Leandro History Museum, 320 W. Estudillo Ave. You'll have the opportunity to share your own memories about the restaurants in San Leandro. Enjoy light refreshments while you take in stunning works that bring to life the stories behind our favorite eateries, both past and present.

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20121 Santa Maria Ave, Castro Valley, CA 94546



Tackling the Turkey

Some 15 million Americans plan to visit a restaurant for a Thanksgiving meal this year, according to a survey conducted by the National Restaurant Association. And, of respondents who said they plan to go out shopping on so-called Black Friday, 60 percent said they expect to visit a restaurant. Overall, 46 million shoppers are expected to dine out on Nov.

27 and 28 this year.

For many others, the fussiest parts of the Thanksgiving dinner will be brought home from a restaurant or a supermarket.

For most of the rest of us, it will mean the once-a-year job of thawing and cooking a frozen bird.

The best method of roasting a turkey is also the simplest. Here, step-by-step, is how to prepare, stuff and carve the bird, and make a delicious and traditional turkey gravy.

If you haven't yet purchased a frozen turkey, you should do that before the weekend. The general rule is to allow at least one pound of turkey per person.

You can start thawing your turkey soon after you get it home by putting it – still in its wrapper and breast-side up – on the lowest shelf of the refrigerator (so it won't drip on other food items). Figure thawing time at one day for every four pounds.

If you buy your turkey late or forget to thaw it, stick the frozen bird, breast side down (and still in its wrapper), in cold water to cover. Change the water every 30 minutes. Figure on this method taking about 30 minutes a pound.

To prepare the turkey for roasting, remove the wrapper, release the legs from the clamps and pull neck and giblets from cavities. Rinse turkey inside and out with cold water. Pat dry.

Brush the skin with olive oil.

Mix about 2-1/2 teaspoons of salt with about 1-1/2 teaspoons of black pepper and sprinkle it evenly in turkey cavities and all over the skin. Heat oven to 450°F.

If you stuff your bird, do it just before putting it in the oven. Fill the cavities lightly with the mixture; don't press it in because the stuffing will expand as it cooks. (Stuffing should reach 165°F.)

To save time and ensure safe, complete cooking without the risk of overcooking your turkey, consider baking your stuffing in a covered casserole, instead of inside the bird.

Place turkey in oven and reduce heat to 325°-350°F. Use a meat thermometer (don't depend on a pop-out indicator) inserted at the thickest part of the thigh, but not touching the bone. It should register 180°F. The stuffing should register 165°F.

After the first hour of roasting, baste the turkey every 30 minutes or so with drippings (add a little chicken stock, water or wine to the drippings if they evaporate too quickly). When skin is golden brown, shield breast loosely with light foil to prevent overbrowning.

When the turkey is done, allow it to rest for at least 20-30 minutes before carving.

Carving the Turkey

Place the turkey breast up on a carving board and spoon out stuffing.

Use a chef's knife to remove thighs, drumsticks and wings. Slice drumstick holding the knife parallel to the bone. Slice in alternating cuts from each side of the bone. Slice the thigh as it lays flat on the board.

Switch to a very sharp carving knife and make a horizontal base cut across the bottom of the breast. The sharper the blade, the more attractive the slices. (Don't use a serrated blade, as it tends to tear up the meat.)

Starting parallel to breast bone, slice diagonally down to the horizontal base cut. Continue slicing the breast by beginning at a higher point each time.

TRADITIONAL SAVORY STUFFING

- 1-1/2 pound loaf day-old bread
- 3 cups chopped onion
- 2-1/2 cups chopped celery
- 1/2 cup butter or margarine
- 1 teaspoon salt
- 1-1/2 teaspoons poultry seasoning
- 1/4 cup chopped parsley

Tear bread into 1/2-inch pieces, or use 3 quarts plain dry stuffing; set aside.

Sauté onion and celery in butter just until tender. Add to bread along with salt, seasoning, and parsley. Toss lightly until well mixed. Place in two buttered, covered casserole dishes and bake at 350°F for 35 to 45 minutes, or stuff loosely into neck and body cavities of turkey.

TURKEY GIBLET GRAVY

Turkey drippings
Giblet broth
Cooked giblets, chopped
1/2 cup all-purpose flour
Salt to taste
1/2 teaspoon ground black pepper

Cover giblets and neck with 3 cups water in a small saucepan. Bring to boil, cover, reduce heat and simmer for an hour or until giblets are tender. Drain, reserving broth and discarding neck. Chop giblets.

Pour turkey drippings from roasting pan into 4-cup measure. Remove 1/4 cup fat from the drippings and place in a pan. Skim off and discard remaining fat from drippings. Add giblet broth to drippings to make 4 cups.

Blend flour into the pan with the fat until smooth, then add drippings and broth mixture. Cook and stir over medium heat until gravy comes to a boil and thickens. Stir in salt and pepper to taste and add giblets.

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ARIES (March 21 to April 19): Try to be patient as a troubling matter at work is dealt with a step at a time. Progress toward a resolution might seem slow, but it's sure and steady.



TAURUS (April 20 - May 20): Be careful not to let misplaced loyalty to a friend cloud your usually good judgment. Be true to your principles -- they won't ever let you down.



GEMINI (May 21 to June 20): A seeming inability to make a decision can sometimes work to your advantage. Use the time to reassess the situation, then act on the facts you uncover.



CANCER (June 21 - July 22): Good news! A personal matter you thought would never improve suddenly takes on a more positive aspect. Things brighten up at your workplace as well.



LEO (July 23 - August 22): Don't huddle alone in your den to nurse those hurt feelings. Instead, get out and enjoy the company of family and friends. Remember, lions thrive in a pride!



VIRGO (August 23 - Sept. 22): An old health problem recurs, but quick attention soon puts everything right. Meanwhile, plans for the upcoming holidays might need to be changed. Stay flexible!



LIBRA (Sept. 23 - October 22): A project you started earlier this year begins to be noticed by the "right people." Expect to get some heartening news by year's end!



SCORPIO (October 23 - November 21): It's relationship repair time for both single and married Scorpions. Patch up the weak spots and renew your commitment to your partner or spouse.



SAGITTARIUS (Nov. 22 - Dec. 21): Love and marriage aspects are strong for both paired and single Archers. The latter can expect romantic overtures from a loving Leo.



CAPRICORN (Dec. 22 - Jan. 19): Expect news about a business deal you weren't sure about. In your personal life, a dispute with your spouse or partner is soon cleared up.



AQUARIUS (Jan. 20 - Feb. 18): You have a tendency to overdo it, especially at this time of the year. Ease up on those grand plans for the holidays and take more time for yourself.



PISCES (Feb. 19 - March 20): Someone from your romantic past might want to renew your old relationship. While this might be what you were hoping for, weigh your decision carefully.

Censures: City Council meeting runs till 1 a.m. as many people express views on censure

continued from front page

to accept the investigation and some of the disciplinary actions.

Councilman Bryan Azevedo voted against censure. Simon and Aguilar voted in support of each other. (They couldn't vote on censuring themselves, hence the 6-4 vote.) A censure is a formal expression of disapproval.

"I believe wholeheartedly that Councilmember Simon wants to represent his community and cares about them deeply," Councilmember Xouhoa Bowen said during the discussion. "I also believe that it is possible he made mistakes and behaved in ways that are inappropriate and violate our City Charter."

The censure requires Simon and Aguilar to undergo council/manager relations training, and retaliation-claims prevention training. It reduces by half their \$10,000 travel-and-training allowance for the rest of the fiscal year. And they will turn over any excess allowance funds to Health and Human Services to assist the unhoused, rather than it going to other council members, as is the practice.

The City Council stopped short of preventing either Simon or Aguilar from participating in committees outside the city, such as Simon's serving on the Alameda County Fire Advisory Commission or Aguilar's participation in the National League of Cities.

Council members said they had a change of heart after the public comments



Victor Aguilar



Fred Simon

that disciplinary action would negatively impact federal and state funding if Simon or Aguilar were prevented from participating.

"The main victims of this punishment are not your council members but the residents of San Leandro," said San Leandro resident Kat Wellman during the public comments portion of the meeting. "In Bay-O-Vista, we are concerned about imposing these sanctions on Victor because he is the only council member who unequivocally supported opening Lake Chabot Road and working to find the necessary funding. A 50 percent cut in travel and training would hinder his ability to do so."

Aguilar and Simon were given 15 minutes to respond to the report, present their evidence, or call witnesses. Both men said that the investigation was biased since the city paid for it, that they were being singled out for being minorities, and that they were not given due process.

Aguilar said he had "sincere regret over any misunderstandings."

Simon said that he disagreed with the investigation's findings.

"I did not interfere with the city manager's job nor subject to her misconduct," Simon said. "I'm being singled out as a Black man after I raised concerns over the first Black police chief investigation report. Let's focus our energy and research on solving city problems."

Public comments on the two resolutions placed blame on a multitude of topics, including misogyny, racism against Simon, anti-LGBTQ sentiment against Aguilar, poor management by City Manager Robustelli, political revenge, and financial irresponsibility by the city.

"We are spending taxpayers' resources investigating two council members who were doing their jobs," said former City Council member Surlene Grant. "If the tone was too direct for some, too insulting for some, the emails too many, that is rectified by coaching and development of a process, as we had to do during my terms on the City Council. This is not worthy of an investigation."

Simon will also have his vice mayor title removed until he completes his procedural training.

Felony Theft Charges Against Coliseum Flea Market Vendors

Alameda County District Attorney Pamela Price recently announced her office charged Octavio Ambriz Valle (52), Devora Ambriz Valle (49), and Felipe Del Toro Trejo (54) in connection with multiple organized retail theft crimes stemming from a sophisticated criminal enterprise operating at the Oakland Coliseum Flea Market from March 2023, through April 2024.

The charges against Mr. Ambriz Valle, Ms. Ambriz Valle, and Mr. Trejo include multiple felony counts of possessing stolen property and organized retail theft in concert. It is alleged the trio of vendors possessed stolen property valued at \$348,466

from 10 different retailers, including Kohl's, Macy's, PetSmart, Sephora, Sunglass Hut, TJX, Target, Walgreens, and Walmart.

SENIORS

As POA for Dad, Can I Make Gifts on His Behalf?

*By Gene L. Osofsky, Esq.
Special to the Times*

Q. My father signed a Power Of Attorney some years ago, naming me as his agent. The POA is effective upon dad's incapacity, which I believe has arrived. Some family members could use some financial help. Would it be legal for me to make gifts to them from his assets using the POA? Can I also include myself as a gift recipient?

A. Great questions, and I believe many readers would be interested in the answers. Here is the approach that I recommend in order to come up with the answers:

First, to prove that the "triggering event" has occurred to make the POA effective, evidence of your Dad's incapacity, such as the written opinion of one or two physicians (as the POA may require), must be secured in writing and either attached to the POA and/or presented to any third party, such as a bank, who may be asked to rely upon it when implementing your instructions;

Second, the power to use your Dad's assets to make gifts must be expressly stated in the Power Of Attorney ("POA"); general powers, no matter how seemingly broad and comprehensive, are not sufficient.

Third, in answer to your further question as to whether

you can make gifts to yourself, be advised that the law requires still another recital in the POA, i.e. the recital that you may "self-deal" in exercising the gifting powers and/or an otherwise clear recital that you may do so.

This is because you would otherwise have a fiduciary duty to use your dad's assets only for his benefit, but not for your own personal benefit. Thus, if the POA did not have those recitals and you opted to gift to yourself, you would arguably be breaching that fiduciary duty.

However, if there is an express recital in the POA that permits you, as his agent, to include yourself as a gift recipient, then you may rely upon that recital to include yourself as a gift recipient, provided that any other conditions in the POA are satisfied, such as those mentioned below.

By the way, many POA's refer to the designated agent as the "Attorney-In-Fact" ("AIF"), which is the correct legal terminology.

There is another caution to observe. Many POA's contain a further qualification in order to make gifts, such as that the amount of any gift may not exceed the amount of the Annual Gift Tax Exclusion under federal tax law, or may only be made so long as any such gift does not generate any tax consequence.

So, be mindful of these addi-

tional requirements before you undertake any gifting. Further, before you make gifts of the father's assets, be especially sure that he retains sufficient resources to pay for his own expenses, including the expense of long-term care as he ages and becomes more dependent upon others for assistance with daily activities.

Note, also, that there are other acts which are also prohibited, unless the POA expressly authorizes them. They include the following and are set forth in California Probate Code Section 4264:

- 1) The power to create, modify, revoke, or terminate a trust;
- 2) The power to designate or change the designation of beneficiaries to receive any property upon your Dad's death;
- 3) The power to make a loan to yourself, as his Attorney-In-Fact.

Note, further, that as his Attorney-In-Fact you may not, under any circumstances, make, amend or revoke your father's Will.

Overall, the best plan is to seek the guidance of an attorney familiar with these issues before undertaking significant action under your father's POA.

Gene L. Osofsky is an elder law and estate planning attorney. To contact his office, email Gene@LawyerForSeniors.com or call 510-247-2555.

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REAL ESTATE GALLERY

REAL ESTATE REALITY
By Carl Medford, CRS
Special to the Times
GUEST COMMENTARY

Commission Levels Remain Relatively Unchanged

By Carl Medford, CRS
Special to the Times

As the class action lawsuit against the National Association of Realtors kicked in on 08/17/2024, there was considerable confusion as to what would become of commissions paid to Realtors representing buyers. It is important to note that real estate commissions have always been negotiable.

Interestingly, a post by Dave Gallagher of Real Estate News, highlighting a recent study of more than 17,000 transactions nationwide after the August 17th deadline, reveals only minor shifts in percentages. Historically, the general practice was for sellers to pay a commission to the listing broker from which a portion would be paid to the buyer's broker. The settlement decoupled commissions, meaning that sellers are now responsible only for their listing agent's commission and buyers are now expected to compensate their own representation.

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clined marginally, in the 60 days following the Aug. 17 policy change deadline."

It is safe to say that the initial reporting by major media outlets surrounding the NAR lawsuit was suspect at best, and in many cases, sensationalist and blatantly misguided. Claims that the lawsuit would lower housing costs were also poorly informed.

One of the overarching concerns stemming from the settlement was the idea that buyers, already stretched to the limit and financially unable to pay their agents fee, would not be able to complete purchases. As it happens, buyers can still ask the seller for a concession from which they can pay their agent.

Based on this report and our own experience here in the Bay Area, most sellers have so far been willing to provide a concession from which the buyer's agent can be paid. It also needs to be noted, however, that the market has been seasonally slow, and it is likely that without the concessions, it would be slower still. It will be interesting to see how things develop as we enter 2025.

Carl Medford is a licensed Realtor with Keller Williams Realty and a licensed general contractor. This article is sponsored by the Central County Marketing Association.

RECENT HOME SALES

Castro Valley

21586 Orange Avenue 94546: \$533,000 [3 BD - 1,222 SF - 1948
17114 Rolando Avenue 94546: \$745,000 [2 BD - 1,048 SF - 1940
19134 Schuster Avenue 94546: \$900,000 [2 BD - 1,763 SF - 1956
5030 Seaview Avenue 94546: \$1,200,000 [4 BD - 2,539 SF - 1975
18590 Carlton Avenue 94546: \$1,264,000 [4 BD - 2,086 SF - 1966
7902 Caldwell Court 94552: \$1,889,000 [4 BD - 2,749 SF - 1992
5192 Silver Birch Drive 94552: \$2,070,000 [5 BD - 3,526 SF - 1999
TOTAL SALES: 7
LOWEST AMOUNT: \$533,000 MEDIAN AMOUNT: \$1,200,000
HIGHEST AMOUNT: \$2,070,000 AVERAGE AMOUNT: \$1,228,714

SAN LEANDRO

14521 Doolittle Drive 94577: \$545,000 [3 BD - 1,060 SF - 1979
751 Odonnell Avenue 94577: \$575,000 [3 BD - 964 SF - 1950
2402 Heathrow Lane 94577: \$630,000 [2 BD - 1,371 SF - 1978
153 Dutton Avenue 94577: \$630,000 [1 BD - 815 SF - 1940
14401 Seagate Drive 94577: \$665,000 [2 BD - 1,202 SF - 1984
15219 Andover Street 94579: \$668,000 [3 BD - 1,020 SF - 1950
1590 152nd Avenue 94578: \$680,000 [2 BD - 981 SF - 1930
16811 Clinton Avenue 94578: \$750,000 [3 BD - 1,434 SF - 1944
1663 142nd Avenue 94578: \$750,000 [2 BD - 1,220 SF - 1942
14169 Seagate Drive 94577: \$770,000 [3 BD - 1,660 SF - 1987
528 East Merle Court #B 94577: \$800,000 [3 BD - 1,424 SF - 1920
1115 Louise Street 94578: \$800,000 [2 BD - 1,637 SF - 1948
1986 Evergreen Avenue 94577: \$810,000 [3 BD - 1,595 SF - 1953
759 Saint Marys Avenue 94577: \$822,500 [3 BD - 1,242 SF - 1925
14654 Acacia Street 94579: \$890,000 [3 BD - 1,456 SF - 1953
1709 140th Avenue 94578: \$1,100,000 [3 BD - 1,732 SF - 1946
14453 Nassau Road 94577: \$1,110,000 [4 BD - 1,386 SF - 1962
1456 San Rafael Street 94577: \$1,200,000 [4 BD - 2,150 SF - 1925
15178 Discovery Road 94579: \$1,550,000 [4 BD - 2,968 SF - 1994
TOTAL SALES: 19
LOWEST AMOUNT: \$545,000 MEDIAN AMOUNT: \$770,000
HIGHEST AMOUNT: \$1,550,000 AVERAGE AMOUNT \$828,710

SAN LORENZO

1368 Jacqueline Place 94580: \$548,000 [2 BD - 1,188 SF - 1972
15750 Via Colusa 94580: \$600,000 [3 BD - 986 SF - 1944
603 Heritage Circle 94580: \$760,000 [4 BD - 1,451 SF - 2004
16126 Via Arriba 94580: \$820,000 [3 BD - 1,072 SF - 1944
15725 Via Represa 94580: \$905,000 [3 BD - 1,314 SF - 1955
1188 Via Manzanitas 94580: \$928,000 [3 BD - 1,594 SF - 1950
17282 Via La Jolla 94580: \$950,000 [3 BD - 1,399 SF - 1950
18201 Via Jose 94580: \$1,215,000 [3 BD - 1,379 SF - 1954
TOTAL SALES: 8
LOWEST AMOUNT: \$548,000 MEDIAN AMOUNT: \$862,500
HIGHEST AMOUNT: \$1,215,000 AVERAGE AMOUNT \$840,750

HAYWARD

32 Astrida Drive #4 94544: \$505,000 [2 BD - 1,000 SF - 1982

If You're Transplanting Roses, Now Is the Time

By Buzz Bertolero
The Dirt Gardener

I'm revamping my rose garden and would like to know when I can successfully move established roses to another location.

The transplanting season for roses and various other plants begins in mid-November when daytime temperatures are under 70 degrees. This includes ornamental landscape trees and shrubs but not citrus. Citrus are moved after the danger of frost passed in March. It concludes in early April. It's also the ideal time to root-prune established container plants and replant them in the same pot. With roses, I'd prune them first to make the move easier. You reduce the height, bring in slides, and finish the pruning next year. If the new site isn't ready, you can temporarily transplant the roses into plastic or paper mache pots. The roses can thrive for six to eight months in pots. Suppose Mother Nature disrupts your plans with wet and muddy conditions. In that case, the temporary containers are an excellent Plan B. If the temperature has cooled off, under sixty-five degrees, you could bare root the bushes, lay them on shady concrete, and cover them with a Tarp. You replant them when it's convenient. The Grandiflora and Hybrid Tea varieties are placed at the rear of the space, with four feet between varieties. These varieties grow to five to six feet. You don't want them to block the shorter-growing floribunda varieties. If you don't know, google the name to find the rose type.

Last winter, I planted several bare-root blueberries. They've done very well and nearly doubled in size but have grown leggy. Should I prune them back to encourage branching or wait until January?

Blueberries are very popular today, as they're easy to grow and require little care to be successful. However, an annual pruning is recommended to maintain size, shape, and productivity. While they could be pruned today, I'd recommend waiting until mid to late January for pruning. This timing is beneficial as it helps train blueberries into the desired shape for fruit production. Pruning back the leggy branches in January will help

shape the plant and improve fruit production. You'll also want to remove any criss-crossing branches to allow more sunlight into the center of the plants, increasing the air circulation along with any branch whose berries would touch the ground. In addition, remove any damaged canes or twigs and the soft basal shoots that develop late in the season. Removing two of the oldest and usually least productive canes yearly is recommended. After pruning, one application of an acidifier is made to keep the soil on the acid side. A. GreenAll True



Blue or Aluminum Sulfate are two acidifiers available at your favorite garden center. It's also applied to Hydrangeas to turn

the flowers blue or maintain a blue color. Finally starting in March, an Azalea, Camellia, and Rhododendron fertilizer is applied.

Mortgage Rates Level Off

Mortgage rates continued to inch up this week, reaching 6.79 percent. It is clear purchase demand is very sensitive to mortgage rates in the current market environment. As soon as rates began to rise in early October, purchase applications fell and over the last month have declined 10 percent.

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ACROSS
1 Clutch
6 Modern messages
11 "Queen of Soul" Franklin
12 Used a modern car service
14 Irish singer O'Connor
15 More promising
16 "-- Mine" (Beatles song)
17 "Zorba the Greek" star
19 Hit CBS series
20 Morning droplets
22 Pump up the volume
23 Bit of dust
24 Road curves
26 Test monitor
28 Wardrobe malfunction
30 Sharing word
31 Driving instructor?
35 Flavor
39 "Les Etats- --"
40 Hosp. areas
42 Earth sci.
43 Astern
44 "Star Trek" doctor
46 Computer acronym
47 Band aide
49 Fly
51 Blood givers
52 Evening prayer
53 Newbies
54 Perfume compound

DOWN
1 Tony winner Tammy
2 Extends, as a lease
3 Devoured
4 Cager O'Neal, for short
5 City near Venice
6 Start playing for pay
7 Black, in verse
8 Ballot marks
9 Lingerie fabric
10 Handles
11 Stage comment
13 Less damp
18 Little rascal
21 Feudal farmers
23 Jazz singer Carmen
25 Use a straw
27 Ump's call
29 Method
31 Sentry
32 Walking
33 Lengthy list
34 Tolkien creature
36 Abrasion
37 Horn blower
38 Gantry of fiction
41 Italian wine
44 Surrealist Joan
45 Saint Laurent of fashion
48 "Le Coq --"
50 Follower (Suff.)

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Pursuant to Business and Professions Code
Sections 17900-17930
The name of the business(es):
Star Transit, located at 16859 Train Station CT., Lathrop CA 95330 / P.O. Box 1248 Lathrop CA 95330 Alameda County, is hereby registered by the following owner(s): Goswami Son's INC, located at 16859 Train Station CT., Lathrop CA 95330. This business is conducted by a Corporation. This business commenced 25/2/2019
/s/Pardeep Goswami
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires October 25, 2029
OCT 31, NOV 07, 14, 21, 024
1779 - SLT

LEGAL NOTICES
FILED
MELISSA WILK
October 25, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 610264

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and Professions Code
Sections 17900-17930
The name of the business(es):
Bowen Electric, located at 2055 Williams Street, San Leandro, CA 94577 Alameda County, is hereby registered by the following owner(s): H. A. Bowen Electric, Inc. located at 2055 Williams Street, San Leandro, CA 94577. This business is conducted by a corporation. This business commenced 01/01/2024
/s/Brooke Bowen
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires October 24, 2029
NOV 21, 28, DEC 05, 12, 2024
1800 - SLT

LEGAL NOTICES
FILED
MELISSA WILK
October 16, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 609984

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and Professions Code
Sections 17900-17930
The name of the business(es):
HappyFrame Productions, located at 14999 Crosby Street. San Leandro, CA 94579-1461 Alameda County, is hereby registered by the following owner(s): Harrison Luu, located at 14999 Crosby Street. San Leandro, CA 94579. This business is conducted by An Individual. This business commenced 5/10/2024
/s/Harrison Luu
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires October 15, 2029
NOV 14, 21, 28, DEC 05, 2024
1781 - SLT

LEGAL NOTICES
FILED
MELISSA WILK
October 21, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 610084

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and Professions Code
Sections 17900-17930
The name of the business(es):
Queen's Nails Studio, located at 1605 K St., Livermore, CA 94531 / 4800 Snowmass Peak Ct., Antioch CA 94531 Alameda County, is hereby registered by the following owner(s): Hien Van Nguyen, located at 4800 Snowmass Peak Ct., Antioch CA 94531. This business is conducted by An Individual. This business commenced 10/01/2024
/s/Hien Van Nguyen
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires October 20, 2029
OCT NOV 07, 14, 21, 28, 2024
1782 - SLT

LEGAL NOTICES
FILED
MELISSA WILK
October 30, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 610344


FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and Professions Code
Sections 17900-17930
The name of the business(es):
Tattoo Journalist, located at 15851 Corte Mariana, San Lorenzo CA 94580 Alameda County, is hereby registered by the following owner(s): Adriana Aleixo Pereira de Barros, located at 15851 Corte Mariana, San Lorenzo CA 94580. This business is conducted by An individual. This business commenced 09/02/2024
/s/Aleixo Pereira de Barros
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires October 3, 2029
NOV 14, 21, 28, DEC 05, 2024
1791 - SLT

LEGAL NOTICES
FILED
MELISSA WILK
October 4, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 609752

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and Professions Code
Sections 17900-17930
The name of the business(es):
Amerifloors, located at 551 Grove Way, Hayward, CA 94541 Alameda County, is hereby registered by the following owner(s): Mumin Pajalic, located at 551 Grove Way, Hayward, CA 94541. This business is conducted by An Individual. This business commenced N/A
/s/Mumin Pajalic
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires October 3, 2029
NOV 14, 21, 28, DEC 05, 2024
1790 - SLT

LEGAL NOTICES
FILED
MELISSA WILK
November 15, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 610641

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and Professions Code
Sections 17900-17930
The name of the business(es):
Tortas y Dogos Don Sebas, located at 9527 Sunnyside St., Oakland, CA 94603 Alameda County, is hereby registered by the following owner(s): Oscar Figueroa Lopez, located at 49527 Sunnyside St., Oakland, CA 94603. This business is conducted by An Individual. This business commenced N/A
/s/Oscar Figueroa Lopez
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires November 14, 2029
NOV 21, 28, DEC 05, 12, 2024
1803 - SLT

Keep your out-of-town friends and family informed with a subscription to the Times!

■ Did you know that the Times will mail the paper to anyone in the continental United States?
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OPINION

LETTERS to the EDITOR

Letters must include the writer's name, address and phone number, and must be under 300 words. 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.

What a Representative Should Be

Editor,

The late Honorable Ellen Corbett's political career was amazing given the cultural times of her short life and the many roles she shouldered.

Our organization, Lavender Seniors of the East Bay, launched in San Leandro in 1994. At the time there was much mystery, fear, and turmoil in our schools surrounding the inclusion of LGBTQ family themed books and films to the school libraries. I am certain she felt apprehension in deciding whether to accept our invitation to attend a life celebration of one of our activists' member who was a Grand Marshall at one of the SF Pride Parades.

She did grace our small, intimate gathering. There, she met a local distinguished educator, a co-founder of GLSEN, members of the legal profession, a scientist who led a team credited with the development of the cancer fighting drug Tamoxifen, professionals from other industries, social workers, business owners, artists, musicians, activists, and common everyday workers. We were mixed gendered and mixed ethnicities. All seniors. All LGBTQ.

She created a bill requiring state judges to undergo cultural competency training on the LGBTQ culture and sexual orientation. That was a small but significant step towards the acknowledgement of our LGBTQ community. She moved the needle towards understanding the LGBTQ population and provided a pathway of education such that informed decisions could be made regarding legal cases involving people who identified as LGBTQ.

She was a direct and open representative of her constituents. Often our paths would cross as we independently roamed the neighborhoods, me seeking treasures from yard sales, while she made herself accessible to the people to discuss their quality of life concerns.

To me, she exemplified the representative I would hope other politicians would follow: respecting of her constituents, open to listen to their concerns, and taking appropriate actions that forwarded the progress of social harmony. We are fortunate that our subsequent mayors did respect and were open to all

their constituents' concerns.

San Leandro was one of the earliest East Bay cities to raise the LGBTQ flag at City Hall. We are grateful for Ellen Corbett's contribution of understanding and activism at the state level. California has lost a brave and conscientious political representative.

Barbara Jue
San Leandro

Wasting Time and Resources

Editor,

The City Council is considering spending more time and resources disciplining two council members stemming from complaints by a city manager who's no longer here and has been gone for several months. There are better uses for this money.

A large sector of San Leandro residents were greatly disappointed in the performance of City Manager Fran Robustelli at the end of her tenure. As one who participated in the initial interviews and selection panel with about 25 other community members, I recall we wanted a city manager who would usher in an era of reform. She started out showing promise but after about 2 years she fell into the "same ol', same ol'."

Council members Simon and Aguilar were only reflecting the comments of their constituents, which is their job as council members. And evidently, they remain supported by their constituents, as one just won reelection unchallenged and the other did so in the previous election cycle.

Further, the city manager works for the City Council, so if anyone is going to hold a city manager responsible and accountable, it's the City Council members who should do it.

City Council protocol dictates that a council member communicate with the city manager about programs, problems, questions that they have, and not with staff. If the tone was too direct then that's a communication problem, something that's rectified through coaching not investigation.

What this really seems like to me is that former city manager Robustelli was trying to make and build a case for herself in case she really was dismissed, but instead she left on her own accord. So I end where I begin, this is such a waste of time and resources, and it reflects badly on the entire City Council and city leadership. This should be a

moot case, she's gone.

Surlene G. Grant
San Leandro

Council Members Should Be Respected

Editor,

I have known Fred Simon since 2018, and throughout our interactions I have never witnessed him behave disrespectfully toward any person. I have known council member Aguilar for some time and find him to be an upstanding council member just as Fred Simon.

Having reviewed the investigation documents on the city's website, I believe the allegations are completely false, plus they were filed just two days after a closed session council meeting to review the city manager's performance. Councilmembers Fred Simon and Victor Aguilar have the good of the city at heart and have only asked of what is expected of any city manager.

Both councilmembers should be highly respected not criticized and put "on trial." The city manager was making nearly \$350,000 annually to do her job. The two council members requested her to do what was good for the residents of San Leandro.

Bella Comelo
San Leandro

San Leandro Solutions

Editor,

In the spirit of moving forward:

We spend way too much time conducting an autopsy on the Azevedo and Hernandez spat. Both will only have one vote and both will do nothing about crime and homelessness.

Move on from Lake Chabot Road issues, we all want it open but penning a letter won't get it done any faster, those people should focus their efforts on other more pressing issues.

Police need to crack down on motor bikes illegally being used in the city.

About the Marina, remove all barriers/road blocks, do a deep cleaning and light landscaping and allow full access, and of course ban or tow the motor homes that are to thank for the blight at the marina. The cost is in the hundreds to make it look better again, we don't need to spend millions and look for contracts.

We need to enforce the vagrancy, loitering, and panhandling laws which are already on the books and let police arrest these people who do nothing but wreck the city, and hurt businesses.

We need more police patrol in high traffic areas and enforcement of traffic laws, way too many people ignoring basic rules of the road, especially commercial trucks who create lots of noise pollution at all hours of the day, even early morning.

Robert Johansen
San Leandro

Check the Survey

Editor,

In response to Susan Patrick's letter (Letters to the Editor, Nov. 14, 2024), I'm a bit confused about her plight. If she has a survey, then just move the fence and let the neighbor worry about the legality and the expense of trying to reclaim what they believe is their property.

If you have the survey, move the fence. The only little glitch is if the neighbor had enough common sense to file for an adverse possession.

There is no boundary dispute if you have the survey. It shows you all the boundaries and all the buildings in relation to the boundaries, easements if applicable and so on.

Jon Lilley
San Leandro

Why Immigrants Come Here

Editor,

Jeanette Wilson's hyper Trumpian attack on undocumented workers fails to address an important point: Why do people leave their homes and risk death imprisonment and rape to come to the US to work? The same reason the Irish came to the UK and US to work, to feed their families. But why can't they do it at home?

The US has violently suppressed or overthrown any governments in Central America and Mexico that tried to control their own resources and develop healthy economies. The US supported outright fascist or right wing military dictatorships throughout the region, from Guatemala, Nicaragua, El Salvador etc. Just like it is doing in Israel/Palestine.

The US financed the right wing death squads in El Salvador that raped and murdered nuns and assassinated Catholic Archbishop Romero. Read major General Smedley Butler's account of his role in the region, "I helped in the raping of half a dozen Central American republics for the benefits of Wall Street.", he wrote in War is a Racket.

The US has also waged economic wars against our southern neighbors. Mexico lost some 1.3 million farm jobs due to NAFTA as subsistence farmers could not compete with a subsidized giant US agri-business. People coming north are economic refugees in the same way the millions of refugees flee US wars and destruction in North Africa and the Middle East. People have to eat.

Elon Musk and other billionaires are our biggest social expense. Immigrant workers are fleeing poverty, they work hard and contribute to society. Blaming immigrants, the poor, and workers in general is a smoke screen, a ploy by the billionaires to hide their parasitic role in society.

Lastly, I wouldn't have the nerve to tell any person with a drop of indigenous blood they don't belong

on this continent.

Richard Mellor
San Leandro

Get Your War Crimes Straight

Editor,

This is a response to Craig Williams' (Letters to the Editor, Oct. 24, 2024) bias and distortions. Let's see: Democrat Harry Truman launched the Korean war. Democrat John Kennedy sent Green Berets to Vietnam in 1958 which started the war in Vietnam. Lyndon Johnson escalated the Vietnam war. Jimmy Carter failed miserably by sending helicopters to Iran.

Bill Clinton launched the war with Yugoslavia which resulted in the creation of seven bantustans. Obama-Biden sent "special forces" to Syria, with Hillary Clinton declaring "Assad must go," she's gone. This duo also launched the bombing of Libya with Hillary Clinton celebrating the assassination of Khadafy.

This is a long list of international criminals with Joe Biden being participant for some fifty years as senator, vice president and president. Kamala Harris is also an accomplice. Currently, Biden-Harris are complicit with the crimes committed by the Jewish State against the Palestinian and Lebanese people by arming and financing that criminal enterprise.

In contrast, His Excellency, Donald J. Trump, did not start any war abroad and he also arranged the end of the war in Afghanistan which the Democrat administration bungled by getting hundreds of people killed, including U.S. soldiers. Trump was also impeached for refusing to send weapons to the Ukrainian Zelensky.

Get your history of criminality straight Craig Williams.

Leo T. West
San Leandro

Stop Attacks on American Indians

Editor,

The election of Donald Trump back to the White House is a threat to American Indians and their way of life. For example, in his first term in January of 2017, Trump signed an executive order opening up the construction of the Dakota Access pipeline on the Missouri River next to the Standing Rock Lakota Indian homeland in North Dakota. The people living there have experienced sickness from the water contaminated by the oil.

He also signed an executive order reducing the protected area of Bears Ears National Monument in Utah which is the cultural site of the Hopi, Navajo, Ute and Pueblo Indians in favor of oil, mining and gas drilling. Trump's attack on American Indians must be stopped.

Billy Trice Jr.
Oakland

Tower: Commissioners discuss reasons for tower, harmful effects

continued from front page

Reason to Build Tower

"What I'm trying to understand, is how this came about," said Commission Chair Litha Zuber. "Was there a first-responder service that found that there was a gap in coverage, or is AT&T going around fishing for coverage? That's what I think everyone here wants to understand."

Michael McLaughlin of the Western Fire Chiefs Association, a group working with FirstNet to expand its emergency coverage, said there was a federal mandate to close emergency communications gaps, whether or not it also helps other customers' coverage. (This Michael McLaughlin is no relation to school Superintendent Michael McLaughlin.)

Some of those gaps existed because carriers had not seen enough future new commercial customers to justify the expense of additional towers,

McLaughlin said. But now those gaps needed to be closed for the benefit of emergency users, he added.

While McLaughlin did not identify any call by San Leandro's current emergency responder leaders to expand coverage, he said that two former county fire chiefs had identified gaps in coverage to state-level FirstNet officials.

Concerns About Electromagnetic Radiation

Board member Robert Rich expressed concerns about electromagnetic radiation put out by the tower if housing was later built in the area, and member Anthony Tejada asked if the tower could be shortened so radiation output was reduced.

Both members referred to studies of the proposed tower that showed it would considerably exceed safe radiation levels for occupied residential buildings near it. However,

those radiation levels would exist near the top of the tower, far above any existing housing nearby.

Only multi-story housing built in the future would be affected, but the area has been identified in city studies as a good future location for such housing, the commissioners said. People living on higher floors would be at the height where radiation could exceed safe levels for occupants.

Beams Are Adjustable

McLaughlin allayed those fears somewhat by saying that the antennas were adjustable, and could be pointed away from any multi-story housing that is built in future years.

Rich amended his motion to approve the project by requiring such adjustment by the owner if unsafe radiation levels affect adjacent properties in the future. Commissioner Anthony Tejada added an amendment that radiation levels be checked annual for five



A photo illustration shows the pine tree looking communications tower.

years after the tower opens, in addition to the checks made when it first goes into service. The motion to approve then passed unanimously.

Planning Commission decisions are final unless appealed within 15 days and an appeals fee is paid.

The Planning Commission

members are: Dylan M. Boldt, Luis Mendoza, Anthony Tejada, Litha Zuber, Robert R. Rich, Vamsi K. Tabjulu, and Rick C. Solis.

Boldt: Housing, public safety, homelessness – issues facing council

continued from front page

Boldt to Tackle Homelessness, Mental Health

Boldt said the first issues he would tackle on the council would be mental health and homelessness, along with workforce development.

"We need to offer training for good-paying union jobs for people not going to college," he said.

Boldt said he has done extensive work around this issue in his job, which is business agent with Steamfitters Local 483.

Boldt also said he would draw upon the contacts he has made over the years at the state and local level to help get more housing built.

Robert Bulatao thanked those who voted for him in what he termed a grassroots campaign. He said he doesn't consider it a defeat, but more a chance to discuss issues like the high cost of running for office.

Bulatao said San Leandro should start transitioning to elections by district instead of citywide, in part, because the California Voting Rights Act strongly encourages this. This would reduce the cost of running for office and encourage more people to do so, Bulatao said.

Azevedo's Plans

Bryan Azevedo said he would continue his projects in the community whether he wins a second term on the

council or not. He's now setting up a town meeting at Halcyon Park to talk about getting a children's playground rebuilt after an arson fire destroyed some of it.

On the council, Azevedo said he would need to re-introduce several measures when a new council is seated that had not been acted yet by the council. Among those are his proposal to lock dumpsters at shopping centers to prevent trash from being spread around, and another proposal to have more trapping, neutering and release of feral cats.

Hernandez on Public Safety

Ed Hernandez wrote in an email he plans to work to restore the police department and public safety, whether he's elected or not.

"My first order of business is to meet with the City Manager and discuss her plans to fully staff the police department, ensuring a plan to drive towards a fully functioning and staffed department with a dedicated recruiter to identify and attract the best public safety professionals for our community," Hernandez wrote.

Hernandez added, "I do hope the new Council, with or without me, can focus on the priorities needed in our community so we can revitalize the Marina, fix all our roads and attract businesses, large and small, that help residents want to live, play and stay in our community."

In two other San Leandro districts, incumbent councilmembers ran unopposed. Fred Simon in District 4 won a full four-year term, while Sbeydeh Viveros-Walton in District 1 won a two-year term. She was filling out the term of resigned city councilmember Celina Reynes, and will next face election, this time for a full four-year term, in 2026.

San Leandro School District

All of the four candidates in San Leandro Unified School District board races ran unopposed. Incumbents Peter Oshinski, at-large, and Diana Prola, in Area 5, were returned to the board, while newcomers Zachary Borja in Area 1 and Cindy Rocha in Area 3 will join the board.

Under state education law, unopposed candidates for school board seats do not have to be listed on the ballot.

San Lorenzo School District

San Lorenzo Unified School District voters appear to have passed Bond Measure Q to build and renovate facilities. It was leading as of Friday's vote update with 15,541 Yes votes (66 percent) and 7,877 No votes (34 percent). The measure requires 55 percent of the votes, plus one, to pass.

San Lorenzo's only contested school board race was in Area 5, where a move to

voting by areas rather than district-wide ended up pitting two incumbents against each other. Alicia Gonzalez was leading with 2,312 votes (64 percent) over fellow incumbent Penny Peck with 1,308 votes (36 percent).

San Lorenzo school board candidates Kyla Sinegal, an incumbent from Area 3, and Dorothy Lee, a newcomer from Area 2, ran unopposed.

Pamela Price Recalled

The countywide recall against District Attorney Pamela Price appeared to be winning, with

367,941 (63 percent) Yes to 214,877 (37 percent) No as of Friday afternoon.

Oakland voters also seem to have recalled Mayor Sheng Thao by a vote, as of Friday afternoon, of 84,134 Yes (61 percent) to 54,480 No (39 percent).

Lateefah Simon is running well ahead of Jennifer Tran in the race to succeed Barbara Lee in the U.S. House of Representatives for the 12th District. Simon had 179,131 votes (65 percent) to Tran's 94,379 (35 percent) as of Saturday's vote total update.

In the neighboring 14th Congressional District, Eric Swalwell was leading in his re-election race by about a two-to-one margin over challenger Vin Kruttiventi. Swalwell had 183,176 votes (68 percent) to Kruttiventi's 87,540 (32 percent).

Ortega Re-Elected

Incumbent State Assemblymember Liz Ortega, a Democrat, is well ahead of Sangeetha Shanbhogue, a Republican, in the race for the 20th District seat. As of Saturday, Ortega had 123,816 votes (73 percent) against 46,416 (27 percent) for Shanbhogue.

The gap isn't quite as large in the 9th State Senate District, covering a number of Contra Costa County communities as well as San Leandro and Castro Valley. Tim Grayson leads with 188,790 (52 percent) to Marisol Rubio's 172,728 (48 percent).

Jim Oddie led the race for the Ward 5 seat on the East Bay Municipal Utility District (EBMUD) board, with 27,376 votes (43 percent), ahead of John E. Lewis with 19,927 (32 percent) and Alex Spehr, with 15,865 votes, or 25 percent.

Espana Elected to East Bay Parks Board

Luana Espana had a big lead in her race to represent Ward 4 on the East Bay Regional Park District board, with some 52,667 votes, or almost 50 percent of the total among four candidates, as of this week.

Her nearest challenger, Taryn Edwards, had 21,307 (20 percent), trailed by Susan Gonzales with 17,124 (16 percent) and Tim McMahon, with 14,786 (14 percent).

Proposition 36 Passes

In statewide propositions, Californians appear to have

voted to toughen penalties on retail and drug crime (Proposition 36), put marriage equality in the state constitution (Proposition 3), and build more schools (Proposition 2) and parks as well as fight climate change (Proposition 4).

With about 95 percent of the state's vote counted, as of this past weekend, voters also voted against making it easier to pass bonds for affordable housing and infrastructure (Proposition 5), against ending forced work for prison inmates (Proposition 6), and against raising the minimum wage (Proposition 32).

Proposition 35 to make permanent a Medi-Cal funding sources passed easily, while the more mysterious Proposition 34 (about prescription drug revenues, but put on the ballot by a landlords group) was leading by a small margin, 51 to 49 percent, that was similar to the margin against letting cities enact more rent control if they chose (Proposition 33).

Propositions 33 and 34 were the only two state measures where the margin was close enough that currently uncounted votes could change the outcomes.

Updates on statewide measures and races can be seen at the California Secretary of State's website, <https://electionresults.sos.ca.gov/>. Check the date and time for how recent the update was. Local races can be checked at <https://acvote.alamedacountyca.gov>.

Bottle Shop Hit Again; Burglars Smash Through Storefront with Car a Second Time

By Jim Knowles
San Leandro Times

Half of the storefront of The Bottle Shop liquor store was boarded up since the last time burglars used a car to smash into the store on October 26. ("Burglars Bash In Bottle Shop in Downtown San Leandro," Nov. 7, 2024)

Now the rest of the storefront is boarded up. Reason: another smash-and-grab burglary, just like the first time.

The Bottle Shop liquor was hit by a smash-and-grab burglars again – this time at 5 a.m. on Nov. 13. Just as they did the first time two weeks earlier.

Now the entire front of the store is boarded up, because that's where the burglars used a car to smash in, just like the first time.

"They broke in again," said Wisam Aldeen, who runs the family business. "They did it with a car, just like the first time."

"The police came and told me, 'I'm sorry about what happened,'" said Aldeen.

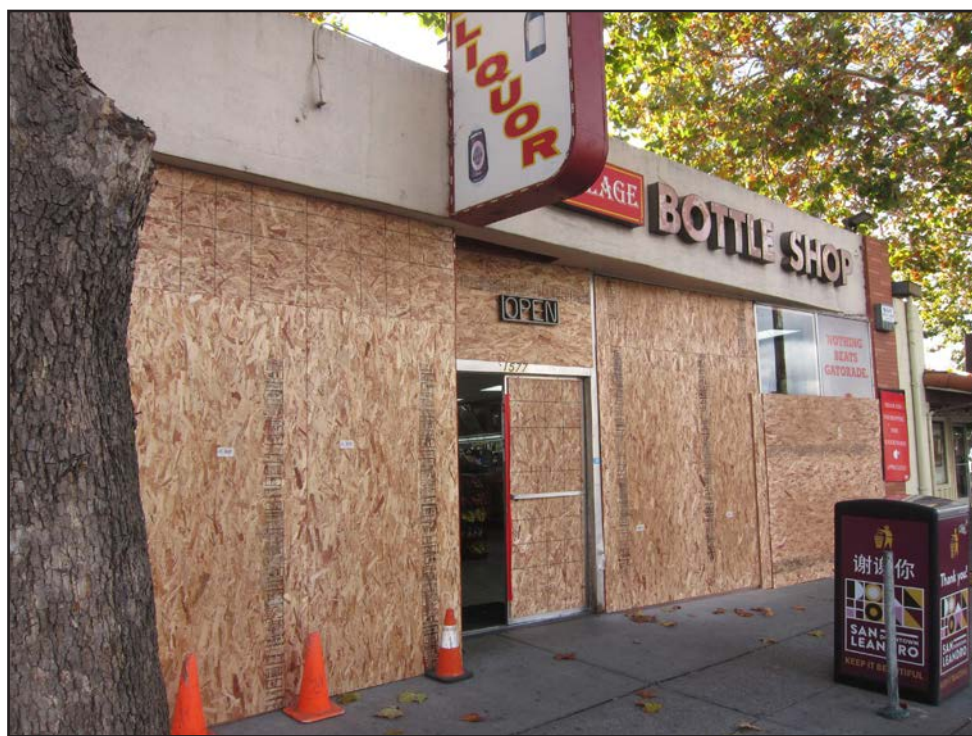


PHOTO BY JIM KNOWLES

The Bottle Shop is all boarded up now after a car was used as a battering ram to break into the store for the second time in a month.

Aldeen appreciates the concern, but he just shakes his head as he contemplates the situation. He repeated what he said after the first break-

in – there needs to be more police patrols.

Burglars know they can get away with it, he said.

"They know there's no

police presence, so they'll do it again – a second time, a third time," Aldeen said. "It's sad. We gotta have some people who can run the city right."

San Leandro School District Receives \$4 Million From the State

San Leandro Unified School District (SLUSD) announced last week that it got over \$4 million in state-matching funds for completed improvements throughout the district.

The payments come through the School Facilities Aid Program, and are made possible through bond measures that funded essential upgrades, said the school district.

The school district received \$2,275,681 in June 2024 for improvements at Garfield and Halkin Elementary Schools, and recently secured two additional payments: \$1,028,386 for Washington Elementary and \$714,546 for McKinley Elementary, according to the school district.

These funds offset costs for completed upgrades that have enhanced safety, accessibility, and learning environments for San Leandro

students. The school district gave credit to bond director Aaron Kerrigan in prioritizing eligibility for this funding.

"We could not have secured these funds without the backing of our community in passing local bond measures," said Superintendent Michael McLaughlin. "This partnership allows us to stretch every dollar further, creating safe, inspiring spaces for our students."

The upgrades include structural and accessibility improvements, modernized classrooms, and expanded spaces that support today's educational needs, the district said.

The combination of community-approved bond funds and matching funds from the state demonstrates the value of collaboration between local and state partnerships, creating lasting benefits for students and families in San Leandro, the district said.



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 -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>

