



# Estudillo Homeowners Association Newsletter

www.estudilloestates.org

September 2005

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## **Multi-Use Building Planned for Albertsons Location**

The building that once was Lucky Stores first location on the west coast could become a multi-level, multi-use building.

To comply with the city's vision for the redevelopment of E14th, the new owners, Red Mountain Retail Group, are drawing up plans for the old Albertsons store to become a combination living and retail space. Eric Nelson of Red Mountain Retail Group addressed the August meeting of the EHOA to update the community on the plans for this site.

The plans, still in the early stages, are to retain the 21,000 square feet of retail space and to add living and parking space above. The living space would be 40 to 90 units of 900 to 1300 sq ft loft style condominiums. An above ground parking area would also be included.

When asked about possible tenants for the retail space, Nelson responded that it would not be a discount dollar store or Trader Joe's. At various meetings the community has voiced their desires for a high end grocer for this space. Trader Joe's is not interested in the space due to the demographics of a 3 mile radius surrounding the location. Tim Holmes suggested a grass roots campaign to gather demographics of specific neighborhoods surrounding the area. This would be beneficial information for small retailers who might become interested in the property. Nelson stresses that they too want the right tenant for the space. He will work with the city and community groups to make sure that it is a good fit.

Another concern was the impact that this many units would have to the public school system. Because the units are small, loft style, Nelson felt that there would be very little impact on the schools. This size unit would be purchased mainly by young people just starting out, probably with no children.

Red Mountain Retail Group has one month to prepare its package for the city. The package will contain all planning aspects, architectural drawings, and various other documents. Within three months, there will be a clear direction for the site. By the end of the second quarter 2006 Nelson hopes that the plan can go before the Planning Commission. Nelson stated that they will work closely with the city to make sure that they get the design right the first time. He is committed to coming back to the community regularly to keep the community updated on the plans for the site.

To contact Eric Nelson: email [enelson@rmrginc.com](mailto:enelson@rmrginc.com) or phone 714-245-7405

## **Ellen Corbett to Speak at Sept EHOA Meeting**

Former assemblywoman Ellen Corbett will speak at the September 20 meeting of the EHOA on the topic of sound walls on 580.

Currently, Cal Trans is planning to build sound walls on the Sheffield Village and Bay-O-Vista side of 580 but not on the Estudillo Estates side. If you have concerns about the sound walls or would like to learn more, please attend the September 20 meeting of the EHOA. All EHOA meetings are held on the third Tuesday of the month at 7 PM at the San Leandro Main Public Library.

### **Next Homeowners Meeting**

**Tuesday September 20 7PM  
San Leandro Public Library  
Estudillo Ave.**

**Speaker:  
Former Assemblywoman  
Ellen Corbett**

**Topic: Sound Walls on 580**

**Board meets at 6:30  
All are Welcome!**

### **MEMBERSHIP UPDATE**

We are up to 320 members for 2005. Still short of the 385 members for last year. Your \$10 donation to the EHOA helps to support this newsletter as well as beautification/community projects.

## **Moratorium on Permits for Large Retailers**

-- City Council Member Bill Stephens

At our City Council meeting on August 1, we approved an ordinance that placed a 45 day moratorium on permits for any retail sales business larger than 10,000 square feet in the downtown district. We want to be able to work with the owners of the former Albertsons property to find a new tenant for the site that will compliment the downtown area.

Our current zoning regulations allow any retail use to go into the East 14<sup>th</sup> Street site. The City has no authority to deny such a use because the property was previously occupied by a retail business (Albertsons). The City's Downtown Plan and Urban Design Guidelines adopted in 2001 declared an objective to attract retail tenants and services which have both neighborhood and City wide appeal, with an aim toward "higher-end" uses. We would like to change the zoning regulations in the downtown area to give the City discretionary authority and require conditionally permitted uses for sites over 10,000 square feet, allowing us to work toward those "higher-end" uses.

Because a site the size of Albertsons could have such an influence on the character and livelihood of the downtown district, my colleagues on the City Council and I feel it is important that the City have the ability to approve or deny any proposed use for the site.

The urgency ordinance we adopted on August 1 allows staff to bring a recommendation to us in September for new zoning regulations in the downtown area similar to the zoning in other retail districts which provide the City with Conditional Use Permit approval. If that recommendation is not ready in September, the Council will have the ability to hold a public hearing to extend the moratorium an additional ten months until new zoning regulations are adopted.

If you would like to discuss any city related matter with me, I welcome you to call me on my city voice mail box - 577-6000, ext. 9005. You can also reach me by e-mail at [bstephens@ci.san-leandro.ca.us](mailto:bstephens@ci.san-leandro.ca.us).

## **Community Compliance-Weeds**

- From the City of San Leandro Web Site

"Weeds detract from the appearance of the neighborhood, create a fire hazard and provide a breeding ground for rodents. The Weed Abatement Ordinance requires that owners of property in the City control the growth of weeds, shrubs, trees or other plants on the property. The property must be maintained so that weeds and lawns do not exceed 18" in height. Trees, bushes and other vegetation cannot protrude into the public right of way. The ordinance also prohibits the accumulation of rubbish and litter. Well maintained landscaping enriches the character of your home and the community."

If you would like more information, or would like to report a problem, please contact:

Community Compliance Section  
San Leandro Police Department 510-577-3260

### **News from**

#### **Recreation and Human Services**

The newly renovated Memorial Park is completed and opened for everyone to use and enjoy. Thank you to everyone who helped to make the project a success. Memorial Park is located at the corner of Bancroft Ave and Callan, across from Bancroft Middle School.

After Labor Day, renovation will begin on the Washington Manor Aquatic Park. The recreational pool and the pool house will be rebuilt. The pool will have a play structure and 3 lap lanes. The pool house will have indoor and outdoor showers, outdoor lockers, and an activity room.

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## Join The EHOA YAHOO Group!

We encourage EHOA members to join our Estudillo Homes Yahoo email group [estudillohomes@yahoo.com]. This is a free email service that allows you to post questions or discussions about community issues and activities or recommendations for services to private party for sale ads. You may also receive announcements from time to time from the EHOA board regarding meetings, neighborhood events, and updates of neighborhood projects.

### TO JOIN VIA THE YAHOO GROUP PAGE:

1. Go to [www.yahogroups.com](http://www.yahogroups.com)
2. Under "Join a Group," search for "estudillohomes"
3. The estudillohomes group page should come up. Click on "Join This Group" button.
4. If you are not signed in, you will be asked to enter your Yahoo! ID. If you do not have a Yahoo! ID, you can click on the link New to Yahoo! Sign up now.
5. When the group moderator approves your request, you will receive a notification by email with instructions about using the group.
6. Set your membership preferences.

### TO JOIN THE MAILING LIST ONLY:

We recommend you join a group via the group page (above), which will allow you immediate access to all of the group's web features (files, links, calendar) and management of message delivery preferences. However, you may simply join the mailing list for the group, through which you will be able to send and receive individual emails.

1. To subscribe to a group's mailing list via email, send a blank email to:

[estudillohomes-subscribe@yahoo.com](mailto:estudillohomes-subscribe@yahoo.com).

2. You will receive a confirmation message. Just reply to this message and your subscription will be complete.

If you have questions, contact Sarah Nash at [estudillohomes-owner@yahoo.com](mailto:estudillohomes-owner@yahoo.com)

## BIG BOOK SALE

Mark your calendars now for the Friends of San Leandro Library Book Sale on October 8. The sale opens for members at 9 AM and is open to the general public at 11 AM.

## School Happenings

School festivals provide an opportunity for everyone to participate in a variety of games and activities, win prizes, see live entertainment all while helping to raise funds for local schools. Please come out and support all of these Fall Festivals:

St. Leander- September 10

Assumption - September 16,17

Roosevelt- October 15

Washington- October 22

## ABOUT TOWN

**Zocalo Coffee House** will be reopening by the end of September. The remodel is almost complete- new floor, new bathrooms and a new interior. For those of you who are missing your fresh roasted beans, they are doing home delivery. Check out their website [www.zocalocoffeehouse.com](http://www.zocalocoffeehouse.com) where you can also see photos of the renovation. Zocalo is located at 645 Bancroft Ave. Java Gym will also be reopening. Watch for information on classes from the new owner, Amy Lipke.

**CCT presents "Smokey Joe's Cafe"**, the music of Lieber and Stoller, September 15-October 4. For tickets and information call the box office 632-8850.

**Friends of San Leandro Creek** invite you to get a little dirty and make a BIG difference at the Annual California Coastal Clean up Day on Sept 17. The project for this year is to remove non-native, invasive plants as well as cleaning debris from the creek. For information call 577-6069 or visit [www.fslc.org](http://www.fslc.org).

**The Senior Resource Fair** is an information packed day with free health checks, information booths and educational presentations. The event will take place on Sept. 22 from 10 until 2 at the Marina Community center. 577-3462

**The Arts Council of San Leandro** presents "A Musical Extravaganza" on September 24 at 2 PM at the Main Library. Admission is \$5.

## REAL ESTATE REPORT

Julie Cuellas, Realtor/Estudillo Estates Homeowner  
Red Oak Realty 280-2166  
[julie@redoakrealty.com](mailto:julie@redoakrealty.com)

The housing market is beginning to show some signs of affordability constraint. It appears that prices are appreciating somewhat slower than last year. However, there is still strong demand for housing in our Estudillo Estates neighborhood.

If you are considering selling your home or have any real estate questions or concerns, call or email me. I can be reached at (510) 280-2166 or email [julie@redoakrealty.com](mailto:julie@redoakrealty.com).

### Current Offerings: Asking Price

625 Chetland Rd (2 BR, 1BA) \$565,000  
727 Cary Dr (2 BR, 1BA) \$574,000  
1095 Bancroft Ave (2BR, 1BA) \$599,000  
1256 Glen Dr (2BR, 1.5BA) \$660,000  
595 Pala (3 BR, 2BA) \$689,000  
1079 Lee Ave (3 BR, 2BA) \$759,000  
993 San Jose St (4BR, 2.5BA) \$795,000

### Pending Sales: Asking Price

802 Chetland Rd (3BR, 2 BA) \$640,000  
1401 Dutton Ave (2BR,2BA) \$649,976  
736 Joaquin Ave (3BR, 3 BA) \$719,950  
948 Oakes Blvd (3BR, 1.5 BA) \$775,000

### Completed Sales:

770 St. Mary's Ave (2BR, 1BA)  
asking \$540,000 sold for \$570,000  
1554 Glen Dr (2 BR, 1 BA)  
asking \$629,000 sold for \$599,000  
1423 Glen Dr (3BR, 2BA)  
asking \$679,000 sold for \$710,000  
1166 Glen Dr (4BR, 2.5)  
asking \$1,250,000 sold for \$1,050,000

## Auditions for Youth Choir

All Saints Choir School will be holding auditions for the 2005-06 school year on September 14 and 15. Auditions and rehearsals take place at the All Saints Episcopal Church on Dowling Ave. The Choir school opened in 2002 under the direction of Claire Burke. For more information or to schedule an audition for your 2nd through 8th grader, please call Ms. Burke at 510-633-9060.

**W E L T E**  
**CONSTRUCTION**

1105 MACARTHUR BLVD  
SAN LEANDRO, CA 94577  
510.614.0800  
[www.e-welte.com](http://www.e-welte.com)

----- PLEASE CUT OFF AND RETURN THIS FORM WITH YOUR DUES -----

\_\_\_\_ YES, I WANT TO BE ON THE MEMBERS ROSTER OF THE ESTUDILLO HOMEOWNERS ASSOCIATION. Enclosed is my 2005 Dues Payment of \$10 made payable to EHOA. Membership is valid January 2005 - December 2005.

NAME(S): \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Return this form to **Denice Ballas 1198 Begier Ave, San Leandro, CA 94577**  
with your check for \$10 payable to "EHOA" - Questions? Call 636-9991 or [pinelakefun@aol.com](mailto:pinelakefun@aol.com)

THANK YOU FOR HELPING TO MAKE THIS A GREAT NEIGHBORHOOD!