



Updated June Primary Election Results

Ekene Ikeme

The Alameda County Registrar of Voters (ROV) released the fifth update of the June 7 Primary Election Wednesday, June 15. There were no major changes in the fifth election results update.

Measure B is well over the 55% Yes vote threshold needed to be approved. Currently, Yes votes account for 56.34% (11,408 people) of total votes, while No votes account for 43.66% (8,842 people) of total votes. The results mean the measure is almost assuredly going to be approved. If approved, the Alameda Unified School District will be authorized to issue up to \$298 million in bonds for infrastructure upgrades and retrofits, by levying a property tax increase of \$45 for each \$100,000 of assessed value of real property value.

Alameda County Board of Supervisors District 3 Seat

The updated results in the Alameda County Board of Supervisors District 3 election results Rebecca Kaplan widened her lead, but she is still headed for a runoff with Lena Tam in the November election. Kaplan, the City of Oakland councilmember, now has accumulated 41% (20,105) of the vote for Wilma Chan's former seat. Tam, the former City of Alameda vice mayor, percentage total dropped to 28.13% (13,795) of the vote. Candidates need at least 50% of the vote to win the election outright. If no one crosses that threshold the top two vote-getters will compete in a runoff in the General Election in November.

In the initial update, the ROV reported Kaplan had 39.98% of the vote, while Tam had 30.03%. Also, in the initial update, Kaplan was leading in just one City of Alameda precinct. Currently, Kaplan has the lead in seven city precincts.

David Kakishiba is in third place with 18.27% (8,956) of the vote, while Surlene G. Grant is in fourth place 12.60% (6,177) of the vote.



OKA Architects

Alameda County District Attorney

The race for the next Alameda County District Attorney is on course for a runoff in the November Election. The top vote-getter Pamela Price widened her lead in the race, but Price is still far short of the 50% threshold to win the race outright. Price, a Civil Rights attorney, has 43.20% (116,907) of total votes. Terry Wiley, who currently works in the District Attorney's office, is second with 27.14% (73,454) of votes. Those two will meet in the General Election to see who will succeed Nancy O'Malley.

In the initial update, Price had 39.81% of total votes, while Wiley had 30.85%.

The ROV reported Jimmie L. Wilson is third with 19.58% (52,987) of total votes, while Seth Steward is fourth with 10.07% (27,253) of votes.

Alameda County Sheriff/Coroner

Challenger Yesina Sanchez has won the race for the Alameda County Sheriff-Coroner position over incumbent Sheriff Gregory J. Ahern. Ahern conceded after the latest results showed Sanchez was well over the 50% threshold with 52.84% (141,420) of total votes. Ahern has just 31.24% (83,599) of total votes.

"I would like to congratulate the new Sheriff-Elect on her election to become the 23rd Sheriff of Alameda County," Ahern said in a statement to all Sheriff's Office personnel. "It has been my honor and privilege to serve as your Sheriff for the past 16 years."

In the initial update, the ROV reported Sanchez had 46.8% of total votes, while Ahern had 36.4%. Ahern was elected county sheriff in 2006.

Joann Walker finished the race in third place. He currently has 15.92% (42,618) of the vote.

Alameda County Superintendent of Schools

Alysse Castro will be the new Alameda County Superintendent. Castro, the challenger, has 53.17% (130,229) of total votes, while incumbent L.K. Monroe has 46.83% (114,707) of votes.

In the initial update, Castro was trailing Monroe. The ROV reported on Wednesday, June 8, Castro had 48.29% of votes, while Monroe had 51.71%. Currently, Castro is the executive director of county schools for San Francisco Unified.

Alameda County voters heavily used the mail-in-ballot option in the June 7 election. Of the 308,086 people who voted, 296,184 voted by mail, while just 11,902 voted at a polling station.

More votes are still to be counted. The Alameda Sun will continue to update the election results.



JLL Properties

San Jose-based real estate company DJM Capital purchase of Bridgeside Shopping Center was finalized on June 20.

Bridgeside Shopping Center Acquired by Real Estate Company

Ekene Ikeme

DJM Capital Partners, a San Jose-based private equity real estate developer announced on Monday, June 20, that it finalized its purchase of Bridgeside Shopping Center at 2531 Blanding Ave. near Fruitvale Bridge. DJM partnered with asset management company PGIM on the deal.

The 105,000-square-foot property is 100% occupied and anchored by Nob Hill Foods. Other retail stores in the center include Subway, Baskin Robins, Starbucks, Pet Food Express, and Aisle 1 gas station. DJM Capital paid \$57 million for the shopping center, according to the Alameda County Recorder's Office show.

"We are excited to expand our portfolio with PGIM in Northern California as we continue to execute our plan to grow assets under management," said DJM President Lindsay Parton in a press release. "Our long-standing partnership has been built on DJM's ability to unlock value as a best-in-class retail operator."

Bridgeside has had multiple owners since the turn of the century. Jacksonville, Fla.-based Regency Center Corp. purchased the property from IRES Inc. of

Vancouver, Canada, through the City of Alameda in December 2003 for \$6.2 million, according to an *San Francisco Business Times* article. The relationship between city leaders and IRES grew contentious after they felt the property owners neglected the center after a major tenant left.

Regency began a \$14 million improvement project at the shopping center and Nob Hill Foods moved into the abandoned space at the western edge of the center. With the upgrades in place, Regency sold the newly developed Bridgeside Shopping Center to Los Angeles-based Cornerstone Real Estate Advisors for \$40.5 million in 2007, according to a *Globe St.com* article. Boston-based AEW Capital Management purchased the property from Cornerstone for \$48.5 million in 2015, according to Bay Area real estate publication, *The Registry*.

DJM and PGIM are currently partners in two other shopping districts. They co-own Bella Terra, an 852,000-square-foot, mixed-used lifestyle center located in Huntington Beach and Long Beach Exchange (LBX), a 246,500-square-foot, grocery-anchored retail center in Long Beach.

Preservation Application Could Jeopardize Facility

Ekene Ikeme

An Alameda resident applied to place the property scheduled to house the McKay Avenue Wellness Center on California's Office of Historic Preservation's (OHP) list of historically designated buildings to preserve.

The wellness center's placement on this list would "raise questions about the economic feasibility of the project," said Andrew Thomas, the City of Alameda Planning, Building and Transportation Director at the June 13 Planning Board meeting.

Alameda resident Carmen Reid filed the nomination application. In her draft application, dated April 30, Reid states that the Maritime Service Officers School, the previous tenant of the property, "is eligible for the National Register of Historic Places under Criteria A for its association with Maritime, Military, and Education history as a training center for Merchant Marine officers established during the Second World War and continuing through the Korean War."

She went on to state that "the property is also eligible under Criterion C as an example of Second Bay Tradition architecture as executed by architects Harry Bruno, Fred J. Early and Joseph Esherick. The period of significance is 1943-1953, and the property is nominated at the local level of significance."

Reid makes the case that the facility should be preserved as is because there are currently no sites or buildings on the National Register specific to the U.S. Merchant Marine and "we think any future adaptive reuse of at

least eight of the remaining 13 structures should require original elements to be left intact and commemorative information be made available onsite."

In the last statement, Reid used the word "we," however, it has been revealed that she filed this application by herself. On the application, Reid put Alameda Architectural Preservation Society (AAPS) as her affiliated organization — Reid is a member of the organization. This caused many, including Thomas, to say the application was made on behalf of AAPS. At the June 13 meeting, Thomas said that AAPS filed the application.

However, Karen Lithgow, President of AAPS, sent a letter to the Planning Board that Reid was the sole filer of the application. There is still an ongoing debate as to AAPS' involvement.

At the meeting, Thomas said the city was counting on the wellness center project to produce 100 units of housing, which would count toward the city's mandate to build 5,353 housing units for the

2023-2031 housing element.

"Worst case scenario to the housing project is we remove 100 units from the McKay site," said Thomas. "Obviously, we have to make those units up. The only place to make those units up is in the residential districts, putting more pressure to open up the zoning in the residential districts."

People have questioned the 11th hour filing of this property on the list.

"It doesn't make sense, other than a stalling tactic," said Planning Board member Ronald Curtis.

California State Senator Nancy Skinner also opposed the property's nomination.

"I write to express deep concern about the proposed nomination of the U.S. Maritime Service Officers School to the National Register of Historic Places," Skinner in a letter to the OPH. "The public record presented by



File Photo

The Alameda Wellness Center, providing 100 supportive housing units to formerly unhoused Alameda County elderly individuals, is in jeopardy after an Alameda resident filed a motion to put the property on a historical preservation list.

INSIDE

HOMETOWN NEWS
Fire Wire Page 2
Police Blotter Page 8
All the doings of Island safety & law personnel

HOMETOWN NEWS
Sand Castles Page 3
Sand Castle Contest Winners Announced

SPORTS
Volleyball Page 5
Local Volleyball Players Win Regional Event

FUN IN THE SUN
Scholarships Page 9
Kiwanis Club Holds Event for Scholarship Awardees

CONTENTS

- FIRE WIRE..... 2
- HOMETOWN NEWS.... 3
- OPINION..... 4
- CLASSIFIED..... 6
- POLICE BLOTTER..... 8
- FUN IN THE SUN..... 9
- BACK PAGE..... 10

Alameda Sun is a publication of Stellar Media Group, Inc. 3215J Encinal Ave. Alameda, CA 94501
Locally Owned, Community Oriented
News: (510) 263-1470
Ads: (510) 263-1471
Fax: (510) 263-1473

Visit us Online at www.AlamedaSun.com
Like or Friend us on Facebook
Follow us on Twitter at Alameda_Sun



Alameda Sun Almanac

Date	Rise	Set
Today	5:48	20:35
June 24	5:48	20:35
June 25	5:48	20:35
June 26	5:49	20:35
June 27	5:49	20:35
June 28	5:50	20:35
June 29	5:50	20:35

CONFUSION: Page 2



Alameda Fire Department

Residential Structure Fire on Bay Farm

Sun Staff Reports

Members of the Alameda Fire Department responded to a residential structure fire on Bay Farm Island in the early hours of Monday, June 20.

The first arriving unit reported a fire in a detached garage at a residence on the 3100 block of El Portal at 1:33 a.m. The crews were able to bring the fire under control in approximately 20 minutes. The fire was contained to the garage with no extension into the main home or adjoining garages. There were no reported civilian or firefighter injuries.

Personnel from the Alameda Police Department and Alameda municipal Power assisted at the scene. Oakland Fire Department assisted with emergency calls while AFD personnel were combatting the fire.

PRSRST STD
US POSTAGE
PAID
OAKLAND, CA
PERMIT #789

Alameda Sun
3215J Encinal Ave.
Alameda, CA 94501