



MULFORD GARDENEER

Presented by the Mulford Gardens Improvement Association (M.G.I.A.)

VOLUME XXXXIV No. 1 January 2011

MGIA GENERAL MEETING

Last Tuesday of Each Month at M.G.I.A. CLUBHOUSE

13055 Aurora Drive, San Leandro CA.

mgia@live.com

Message from MGIA Board:

Shoreline Development Update: **CAC MEETING Mar 16, 2011, 7:00p Marina Inn**

A city council work session was held on Monday, December 13, 2010. The purpose of which was to discuss the shoreline development design and the possible alternatives to the harbor boat basin. (This will be the focus of the March 16, 2011 meeting with input from ESA, the consultant.)

Cal Coast developer, Ed Miller gave a lengthy presentation and slide show on the design for his vision for the marina area. His plan shows a hotel/convention center on the former Blue Dolphin site, extending into the parking lot and an adjacent restaurant built on pilings extending over the bay. The conference center would have a seating capacity of approximately 800. The 3-story hotel would contain 175 to 225 rooms.

Plans for eventual harbor development would be proposed over the next several years since the city has no plans for dredging the marina. The harbor would be developed in three stages – each one with less water and more land or marshes. Wildlife islands, shore cover habitat, vista points, lagoon, paddle boat rental, pedestrian boardwalk and other non-boat uses will be the new ‘marina’. What’s missing? BOATS!!!

A huge office complex with multi-story buildings and parking garage, right on the waterfront at the location of the present El Torito and into the adjacent parking lots. Almost 200 housing units would be included in the overall design. On a positive note, it was refreshing to see a couple new restaurants depicted in the design efforts.

Ed Miller supports his development plans by saying it must have multiple office buildings in order to make the project financially doable. Is there are any compelling reason why the marina has to be self-sufficient? It is city owned property (right now) and is zoned for water oriented business and recreation, i.e. community service. How much money does the city spend on numerous projects and programs for the citizens? This project must be included in that list for monetary support.

“Public Comments” time was limited to three (3) minutes per speaker. After listening to extensive presentations by the developer and the city staff, it is almost impossible to present differing opinions and ideas in any convincing way in THREE MINUTES before the speaker is stopped in the middle of a sentence with “Your Time Is Up.” How can the council make decisions based on public input if they don’t listen to what their constituents have to say?

If these development plans are approved as shown, a large segment of the population will be deprived of waterfront enjoyment. If you are able-bodied and enjoy sitting or walking along the shoreline plan will work for you. But for those citizens who can’t get out in inclement weather, or who can’t walk, but want to spend a few minutes in the comfort and safety of their cars to watch the waves wash ashore, the boats, the birds, the sunsets, the planes and the fog roll in, your time has passed.

Open space and public access to the waterfront is a precious commodity. It is almost unattainable in our congested area. How can this city, in all good conscience, destroy what our former city leaders worked so hard to obtain? San Leandro NEEDS the marina. It is a big portion that creates our great quality of life here.

Will the marina continue to be the “Crown Jewel of San Leandro” – or will it be a cheap imitation with a small ‘pond’ for canoes overlooked by high-rise offices and condos?

Respectfully, Audrey Albers



A Brief History of Mulford Gardens and MGIA

In 1837, Don Jose Joaquin Estudillo was the first white man to settle in the area. In 1842, he received a grant for Rancho San Leandro, which comprised some 6,832 acres of land. He took great pride in looking over the valley at his herd of three thousand white face cattle. As time went on, Don Jose allowed Captain Thomas Mulford, who had arrived in the area in 1849, to settle near the bay and establish a landing in order to dispose of his truck and dairy products in the San Francisco market, by boat.

Oyster beds were sown and proved lucrative until bay pollutants destroyed their value. Captain Mulford had a fine dairy herd. Tragically, the entire herd was wiped out by the hoof and mouth epidemic. In 1917, 10 years after Captain Mulford’s death, the big family home, which had been built in the grove of large trees where the Mulford clubhouse now stands, burned to the ground.

The Mulford family moved away and in 1927, the Oakland Bank (now Bank of America) started subdividing the property that they named Mulford Division. Deed restrictions regarding lot size, size of dwellings, height, side, back and front yard requirements and other restrictions were placed on the land by the bank. As homes were built these deed restrictions set the pace for the type of homes to be built. When Captain Mulford was alive, his name was a state word for probity and fair dealings. The people moving into the area were of the same free-thinking, neighborly, home-loving type.

As 1940 approached, the neighbors realized that these ideals were in danger, because the deed restrictions were being ignored. Many ‘squatters’ moved into the area; shacks and inferior dwellings were built without sanitary facilities and the area was deteriorating.

A group of residents decided to incorporate in order to protect the area and enforce the deed restrictions. The papers were approved in November 1940, and this became the Mulford Gardens Improvement Association (MGIA), a non-profit organization under the laws of the State of California. Howard Faulkner was the first president. There were 34 charter members and the dues were .25cents a month. (Dues are still only \$3.00/year.)

In 1941, MGIA purchased a lot on Aurora Drive for a clubhouse. This was the site of the former Mulford family home, but only the laundry house and the windmill remained. The members went to work painting and repairing the building. When World War II was declared, the clubhouse was designated as a First Aid Station and Civilian Defense Center. Food and medical supplies were also stored there. The windmill was a ‘decontamination center.’ It was later used for the first Boy Scout troop with Douglas McColl as the leader.

Many problems faced this new organization and a complete story could be written about each one. Issues such as: no street lights, dangerous railroad crossings, gravel roads, open dump burning, obnoxious industry odors, no school, no library, no fire department, no bus service, no sewer system, no

telephone, inadequate police protection, were all dealt with by this energetic, dedicated group of volunteers.

The problems weren't solved in one meeting – or even in one year in most cases. They continued on and on, year after year, with letters, phone calls, personal contacts, research, petitions and meetings by the dozen. Without going into extensive detail, here is a partial list of some of the MGIA activities over the years:

- Nov. 30, 1940 – MGIA was incorporated
- Beginning before 1940 – GARBAGE. After many, many years of frustration and disappointment, the successful transformation of open burning at the Davis Street dump became 56 acres of transfer station and recycling center and 194 acres of Oyster Bay Regional Shoreline Park.
- 1941 – Obtained lot on Aurora Drive for Clubhouse and renovated it.
- 1941 – Worked to obtain street lights, stop signs, wig-wags at railroad crossings, public phone booth at 136th Avenue, bus service (after the war), as well as other items.
- 1946 – 1948 The MGIA clubhouse was the school until Garfield was built.
- 1957 Mulford was annexed to the City of San Leandro. Soon, installation of sewers and sidewalks – at owners' expense.
- 1960's – City plans to rezone much of Mulford Gardens for high density development. Mulford citizens were up in arms to preserve the unique "R-0" zone which was basically the same as the deed restrictions. The Petition was filled with over 300 names - standing room only at Council Meetings. Eventually only Marina Boulevard was rezoned. It has been a constant struggle for MGIA as variances, conditional uses, monster homes have continued to encroach into the R-0, often times with the city's encouragement. This problem continues today.
- 1962 – CalTrans had plans for a Southern Crossing Bridge with a 300 ft wide approach cutting a swath through Mulford Gardens. Years of public support followed in many ways to stop it. In June 1972, a measure on the state ballot to support the Bridge failed and Mulford Gardens was saved. (There are rumors circulating that this dead issue may raise its ugly head once again.)
- Over the years the odors from Fry Roofing and the San Leandro Sewage Treatment Plant made breathing almost unbearable at times. MGIA – speaks out again!
- Years of odors from Hohener Meat feed lot and slaughter house from Davis St to Williams St was sickening. After Mr. Hohener's death, the business was sold and it is now an industrial park and the air quality is much improved.
- Late 1950's – Scout shack building was moved onto the MGIA grounds. Volunteers completely renovated it for the Boy Scout shack.
- From the beginning, hundreds of MGIA volunteer hours were put in to raise money for a volunteer fire department. The Fire Station on Marina was later sold to the city for \$1.00. It now sits vacant following the merger with Alameda County Fire Department.
- 1971 - The Shoreline was dredged to build a marina. The first small boat ramp was built. MGIA contributed to and provided information for the Mosaic monument at Mulford Point. The shoreline is still a work in progress.
- 1972 – Signed contract to lease Mulford Park to the City for 20 years at \$1.00/year in exchange for City to help with upkeep of park. Renewed contract in 1992 – but the City opted out a few years later. Volunteers now maintain the park.
- 1973 – Mulford Clubhouse designated a Historic Site.
- On-going – Scholarships awarded to graduation seniors who live in Mulford Gardens.

- 1984 – Installed playground equipment, paved paths and benches at Mulford Park.
- Ongoing since 1941 – Published the *Mulford Gardeneer* - hand delivered monthly to Mulford residents and businesses.

The files are full of activities, contributions and accomplishments of the Mulford Gardens Improvement Association. Let’s pause for a moment to thank the members of years gone by for their devotion to the needs of this community. They were all volunteers and most of them held down full time jobs as well. Because of them, I am proud to say I live in Mulford Gardens.

Respectfully, Audrey Albers

Share your news, ideas, recipes, comments, weddings, anniversaries, birthdays, parties, awards, special events and we will make every effort to print it. Email to: mgia@live.com or mail to MGIA, P O. Box 4235, San Leandro CA 94579 or call Jean Morris (510-495-4480) with your news!

MGIA Board

Chuck Porrill	President
Earl Vasconcellos	Vice President
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PUBLIC MEETINGS



San Leandro City Council:

1ST & 3RD Mondays/each month

City Council Chambers, City Hall, 835 E. 14th St.

Mayor Stephen Cassidy

Michael Gregory, Dist. 1

Ursula Reed, Dist. 2

Diana Souza, Dist. 3

Joyce Starosciak, Dist. 4

Pauline Cutter, Dist. 5

Jim Prola, Dist. 6

Board of Zoning (BZA) 1st & 3rd Thursdays / each month City Council Chambers, City Hall

San Leandro School Board: 1st & 3rd Tuesday 7:00PM
City Council Chambers, City Hall

M.G.I.A. General Meeting: Jan 25, 2011
Last Tuesday of each Month **Door Prize Drawing!**

Advertising information: Call Janet Porrill 510-352-6258

LOCAL CHURCHES IN SAN LEANDRO

Our Lady of Good Counsel Catholic Church
2500 Bermuda Ave., 510-483-731

The Church of Jesus Christ of Latter Day Saints
13901 Bancroft Ave., 510-357-9192

Life Change Baptist Church
13067 Aurora Drive., 925-755-8710

Faith United Methodist Church
788 Lewelling Blvd., 510-357-5484

MGIA Club House Rentals
Bo Johansen 510-206-4249



Are you looking for a quaint, clean, spot for your Bridge/Card Club, Garden Club, or Bunko Group Meetings? Our Club House is available for daily rentals as well as weekend/evenings. Do you need a place for family celebrations during the upcoming holidays; perhaps a birthday, anniversary or family reunion? We have the perfect park setting complete with a playground in the midst of towering pine trees – a quiet oasis in the middle of the Gardens. Our Clubhouse has recently received a facelift, with new floors and paint, courtesy of MGIA board volunteers. Come check it out. We have tables, chairs and a fully equipped kitchen for cooking

Send your email address to mgia@live.com so in the near future we can provide the *Gardeneer* via email. We are in the process of establishing an MGIA website that will give everyone the opportunity to see current happenings MGIA and comment via blogging.

up your holiday fare. Call Bo Johansen for information
on rentals: 510-206-4249.

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Clip and mail in with your \$3.00 annual membership dues. (Please make check payable to M.G.I.A.)

Mail to: Mrs. Janet Porrill, Treasurer, 1966 Arctic St., San Leandro CA. 94577. (510-352-6258)

Name _____ Phone _____ email: _____

Address _____ Homeowner _____ Renter _____

Your membership dues are tax deductible. Donations to the M.G.I.A. Scholarship Fund are also appreciated.