Menlo Park council to revise development review rules | Page 5
Alpine Inn readies for reopening | Page 17

Menlo College internship program allows students to explore career paths
Page 15
Together, let’s increase your property’s market value with home improvement services.

Exclusive to our clients, Compass Concierge fronts the cost of services to prepare your home for market, from staging to cosmetic improvements and more.

No hidden fees, no interest charged - ever.
PREMIER PROPERTIES represented by SCOTT DANCER

Woodside
FOR SALE
32 ACRES | OFFERED AT $24,500,000

Woodside
FOR SALE
0.5 ACRE | OFFERED AT $2,995,000

Woodside
FOR SALE
4.5 ACRES | OFFERED AT $22,000,000

Woodside
FOR SALE
3.64 ACRES | OFFERED AT $9,850,000

Woodside
FOR SALE
4.7 ACRES | OFFERED AT $4,795,000

Woodside
FOR SALE
12 ACRES | OFFERED AT $12,900,000

Skyline Blvd. FOR SALE
10 ACRES | OFFERED AT $2,249,000

Portola Valley FOR SALE
1.14 ACRES | OFFERED AT $2,495,000

Woodside SOLD
3.25 ACRES | OFFERED AT $6,995,000

Woodside SOLD
2.88 ACRES | OFFERED AT $4,950,000

Woodside SOLD
2.5 ACRES | OFFERED AT $10,900,000

Woodside SOLD
14.93 ACRES | OFFERED AT $2,749,000

SCOTT DANCER
650.888.8199
scott@scottdancer.com
www.scottdancer.com
2930 Woodside Road, Woodside, CA 94062
License # 01079009

COMPASS

Compass is the brand name used for services provided by one or more of the Compass group of subsidiary companies. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01079009. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.
Friday, Oct. 11, 2019

35th Annual Palo Alto Weekly

Moonlight Run & Walk

At Palo Alto Baylands
Presented by City of Palo Alto

5K Run & Walk  10K Run  Half Marathon

For more information and to register:
PaloAltoOnline.com/moonlight_run

CORPORATE SPONSORS

EVENT SPONSORS

COMMUNITY SPONSORS
Grand jury recommends coordinated Caltrain grade separation strategy

Menlo Park council to be more proactive in some development decisions

By Kate Bradshaw
Almanac Staff Writer

Menlo Park council to be more proactive in some development decisions

I

In the aftermath of last month’s public airing of the challenges the community is experiencing as a result of significant growth, especially in District 1, the Menlo Park City Council held a special meeting July 15 to begin to change the way it does business with developers.

To start, the council voted unanimously on a new system to better keep up with what development projects are moving forward, and to more easily appeal Planning Commission decisions, if desired.

The past approvals of the El Camino Real/Downtown Specific Plan and the General Plan update in Menlo Park that rezoned much of downtown and the city’s Bay side, have left a lot of power in the hands of the Planning Commission, which in many cases has been the final decision-making body in approving significant developments in the city. The council bolstered its power with the new procedure, asserting its claim to be the final decision-maker on any development its members choose to appeal.

The council will now get a public email memo the day after major Planning Commission development decisions. These decisions would include projects that add 10,000 square feet or more of new commercial space anywhere in the city, or a nonresidential project that involves bonus-level development. For mixed-use developments, a project that meets either of those criteria and has less than two-thirds of its square footage dedicated to housing would also be subject to this notification process.

See DEVELOPMENT, page 6

Menlo Park single out for its slow decision-making process

By Kate Bradshaw
Almanac Staff Writer

The San Mateo County Civil Grand Jury on July 18 released a report calling for a more coordinated approach to tackling grade separations along the Caltrain rail line.

It recommended the Peninsula Corridor Joint Powers Board, which governs the Caltrain rail service, work with Peninsula communities to develop a master plan for grade separations. Throughout the Peninsula, there are 42 at-grade Caltrain rail crossings — meaning the rail tracks directly cross paths with roads.

At-grade rail crossings are problems for a number of reasons: They can be unsafe, and when trains are crossing and the drop-down gates are lowered, they can worsen traffic and delay emergency vehicles, and in doing so, worsen pollution by interrupting the flow of traffic.

Between 2009 and 2018, over 80 collisions occurred at Caltrain’s at-grade crossings. More than 30 of those involved a fatality, according to the report.

In addition, due to high and growing ridership numbers, Caltrain is planning to expand the frequency of its trains in the coming years, which means that the gates that go down to block traffic and clear the path for the train will be down more often, creating a new urgency to build grade separations at these crossings, according to the report.

By 2022, Caltrain plans to increase its daily number of trains per weekday to 114, up from 92 now, according to the report.

Grade separations can take a number of forms, but all involve putting either the rail line or the road at a different plane so the risk of collision is abated. These might be options such as fully or partially elevating a rail line with a viaduct or berm; lowering the rail line by excavating a trench or tunnel; or lowering or elevating the road under or over the rail line with an under- or overpass.

However, these projects are extremely expensive: Caltrain estimates it would likely cost $8.5 billion to $11.1 billion to separate all 42 at-grade rail crossings on the corridor, or about $202 million to $264 million per crossing, in 2018 dollars, according to the report.

The current approach to grade separations, the report says, unfortunately is “piecemeal” and not coordinated.

Currently, individual cities are considered responsible for their own grade separations, which are large infrastructure undertakings that generally require drawing upon a tight pool of regional and often state funding. Grade separation projects have to be added to the California Public Utility Commission’s prioritization list, which accepts applications only every two years, and then cities have to prepare reports, get a letter of agreement from Caltrain, and line up initial funding with the county’s transportation authority. After a design is complete, the city has to seek additional funding. Projects typically take seven to 10 years from the start of the planning process until construction begins in San Mateo County, the report said.

However, this process can take much longer. Menlo Park, in particular, was singled out for its decades-long debate over design alternatives. Even in the past year, the City Council reversed its decision on a preferred grade separation alternative.

There’s also the fact that the current process doesn’t take into account what impact each city’s decisions about rail separations have on other cities. For instance, the report states, “If Menlo Park constructed an elevated grade separation at Ravenwood Avenue, then Atherton would be limited in the design alternatives it could consider.”

Atherton, for its part, has expressed general disinterest in grade separations and has indicated to the city of Menlo Park it opposes any elevation of rail within its city boundaries, but told the grand jury that if “grade separations at (its) two at-grade crossings were proposed and funded by other agencies, the Town would support them.”

The report adds that, even if cities can come together to identify a plan and design for a grade separation project, there’s the funding question.

Because county funding for grade separations is very limited, considering the demand, San Mateo County cities have been forced into a chaotic race to pull together their design plans first. At a majority of Menlo Park City Council discussions about grade crossing options, there’s been a question of whether further deliberation would force the city to lose its place in a countywide funding queue for Measure A dollars, which in some meetings created a sense of urgency to make a quick decision.

Recommendations

To start, the report recommends that the Peninsula Corridor Joint Powers Board should...
Heritage tree ordinance updates on the way

By Kate Bradshaw
Almanac Staff Writer

While protecting trees is one goal — and the primary one behind the ordinance update, city Sustainability Manager Rebecca Lucky explained — the task force also sought changes that would provide clearer expectations for people applying for heritage tree removal permits and would enable the policy to work more effectively, with better decisions and less community conflict.

The task force also debated whether the Environmental Quality Commission should have the responsibility of handling heritage tree removal permit appeals. These appeals are often tense and time-consuming, and can take away time from the other projects that commission is working on, lucky noted.

Earlier this year, a series of lengthy and intense public hearings, and even rallies, were held over the fate of seven redwood trees near the corner of El Camino Real and Ravenswood Avenue.

A policy analysis report recommended that a new hearing body be created for reviewing appeals, in which members would be city residents with some urban forest and planning experience who support preserving trees. The task force also wanted a new board, but didn’t think members need to be subject-area experts, according to a staff report.

The City Council sided with staff favoring leaving the matter among the responsibilities of the Environmental Quality Commission. Councilwoman Betsy Nash said doing so could yield more consistent appeal decisions.

In addition, Mayor Ray Mueller expressed interest in creating a competition to see if anyone can develop an application that would let owners of new trees snap photos and provide the needed evidence to inspectors, which members would enable the policy to work more effectively, with better decisions.

The task force is scheduled to meet again in September and in October to discuss ideas about how to implement the policies and review draft ordinance language and community feedback.

DEVELOPMENT

continued from page 5

At that point, any council member would be able to take up the decision for council consideration without an appeal from the public.

The initiative will be reviewed in six months to see if it’s effective, by request of Vice Mayor Cecilia Taylor.
City likely to ban gas heating, stoves in some new buildings

Seeking ways to cut greenhouse gas emissions, Menlo Park council sets crosshairs on natural gas

By Kate Bradshaw

The city manager's new contract, which the council approved in August, includes a $6,600 annual auto allowance. There were no changes made to his benefits, according to the report.

Rodericks' base salary was $160,000 when he was hired and expected to live in a town-owned home in Holbrook-Palmer Park. He was given a raise to $190,000 the following July when he said he could not move to Atherton for personal reasons.

— By Angela Swartz

Pay hike for Atherton city manager

Atherton City Council members voted on July 17 to award City Manager George Rodericks a pay increase of about 7%, bringing his total annual base salary to $233,196.

Rodericks, who assumed the role in October 2012, made $217,590.40 before the raise, according to the town's website. The council last approved a pay bump for Rodericks in 2017.

The city manager's new contract, which the council approved

Dear Monica: I made an offer on a property this week but the sellers accepted another offer. I had seen this property a few weeks ago before it was on the Multiple Listing Service, didn't move on it and now regret this. Do you see this happen very often? Karen C.

Dear Karen: Your experience is not uncommon. When buyers see a property they know is coming on the market in the future, but is not on MLS yet, often they don't feel any urgentcy to make an offer. They may take time to deliberate, which is a good thing, but if they like the property, they shouldn't take too long to decide to make an offer.

Once a property is on MLS and open to the public, and it is a good property, time becomes critical. Buyers feel the competition and no longer have the luxury of waiting to make an offer. It is unfortunate you didn't succeed in this case, but your experience reflects market psychology.

Contact me at monica@monicacorman.com; Office: 650-465-5971, COMPASS. Ranked in the Wall St Journal's 2016, 2017, and 2018 Nationwide list of top 250 Realtors.
Council wants resident feedback on traffic congestion plan

By Angela Swartz
Almanac Staff Writer

To address traffic congestion on the town’s roadways, Atherton officials will start by gathering feedback from residents, and staff will study priority projects to keep traffic moving on the most heavily used streets, Atherton City Council members decided at a July 17 meeting.

Council members, who received a traffic report in April from transportation consulting firm TJKM, said they prefer a strategy of moving traffic smoothly through town on major roadways such as El Camino Real and Marsh Road, rather than trying to discourage drivers from traveling through town on residential and secondary streets.

“If you discourage people from getting into the neighborhood streets, it only works if you have good traffic flow on the major streets,” council member Mike Lempres said at the meeting.

The council wants to first tackle pass-through traffic — cars starting and ending their journey through Atherton on a single street — for example, regional roadways like El Camino Real and Marsh Road, or Alameda de las Pulgas, or Middlefield Road.

On Alameda de las Pulgas, with an average of 14,500 vehicles per day, 89% of southbound traffic is pass-through and 6% is cut-through. Northbound, 70% of traffic is pass-through and 20% is cut-through, according to the report.

In both directions on Middlefield Road, with an average of 19,500 vehicles a day, 75% of traffic is pass-through and 20% cut-through, according to the report.

Staff will develop ways to mitigate cut-through traffic — traffic that passes through Atherton along multiple roadways, including nonregional streets — to prevent significant backups on east/west secondary streets.

The town could limit traffic on these streets by adding stop signs, speed bumps or no-left-turn signs, Mayor Bill Widmer suggested during the meeting. Widmer noted that mapping apps such as Waze direct commuters to cut through town to avoid backups on El Camino Real and Alameda de las Pulgas, shaming a minute off their commutes. He said that Atherton could work with Waze to change its algorithm to avoid routing people through town.

Traffic signals were recommended for Alameda de las Pulgas at Atherton Avenue; Stockbridge Avenue and Camino al Lago, Middlefield Road at Fair Oaks Lane and Watkins Avenue; and Valparaiso Avenue at Elena and Emilie avenues. The consultants say traffic signals would significantly reduce the time it takes to pass through those intersections during commute hours.

Consultants found that traffic backs up significantly at eight of the 12 intersections they studied, which included multiple crossings along Middlefield, Valparaiso and the Alameda. Some council members were surprised, however, to see that traffic has not increased much from 2015 to 2018, according to traffic counts. Widmer said the data was collected in March, close to Easter, when many students may have been out of school, which might have skewed the results of the traffic counts.

Ruta Jarivala, a principal at TJKM, said her group collected data when school was in session, but Widmer noted that a lot of students miss school around that time regardless.

Lempres said he found it “mind-boggling” that traffic hasn’t increased much in town even though there’s been significant new construction.

There are currently many large commercial and residential projects that are either being designed or are under construction in adjacent communities that will further impact traffic flow in town, according to the staff report. City Manager George Rodericks noted that nearby cities haven’t given Atherton the opportunity to fully participate in planning for these developments, including consideration of how traffic outside of their cities would be impacted by the projects.

“We do provide feedback, but it’s to little effect,” he said.

Council members said that residents should be involved in deciding on any traffic-calming measures. Congestion is a hot-button issue for residents, and there’s been “massive community outreach” on this issue, Lempres said.

Residents will also have to navigate any new traffic-controlling devices (more stop signs, left-turn restrictions, speed bumps and other measures), and these features could be “unpopular,” warned council member Elizabeth Lewis.

In a 500-page report, TJKM suggests turning restrictions at key intersections along Alameda de las Pulgas, Valparaiso Avenue and Middlefield Road.

The town’s Transit Committee is advocating left-turn restrictions from southbound Alameda de las Pulgas onto Stockbridge Avenue and Polhemus Avenue during the morning commute; traffic signals at the intersections of Valparaiso and Elena avenues, and Valparaiso and Emilie avenues, with left and right turn lanes onto Emilie at Valparaiso and Elena at Valparaiso; and new bike lanes in one direction along Atherton Avenue, among other proposals.

Body cameras

Later in the meeting, the council authorized the purchase of 30 new Axon body cameras for $500 each for police officers. The total cost would be about $133,210 (which includes online cloud storage of footage, licensing and other ancillary costs) over five years, according to a staff report.

These would replace the town’s police motorcycles for a total cost of about $112,750.

The council also authorized the purchase of three 2019 BMW police motorcycles for a total cost of $112,750.

The full traffic report can be viewed at tinyurl.com/atherton traffic.
SHADE TREES
TUSCAN OLIVE TREES
PALM TREES
FLOWERING TREES

Rucker Rd. Masten Ave Garcia Ln.
Center Ave.
No Name Un

MONTEREY RD.

MENLO PARK, MOUNTAIN VIEW, PALO ALTO, PLEASANTON PLUS ENTIRE BAY AREA

408.357 .9575

520 Rucker Ave, Gilroy, CA 95020

Wholesale
Open to Public

$199.99 trip charge delivers any order within 20 mile radius of nursery. Other areas higher.

Free planting offer valid for specimen trees and larger. Crane and equipment included up to 60’. Not valid with any other offers. Some restrictions apply. Excludes packages and wholesale prices.

50% off discount is from original box price. Unless noted, ad is valid 10 days from issue date and all offers are for in stock items. Pricing applies to the locations listed. Other areas may vary.

SEE AND LEARN MORE AT: MOONVALLEYNURSERIES.COM

MON-SAT 7:30 - 6 | SUNDAY 9 - 5

MENLO PARK, MOUNTAIN VIEW, PALO ALTO, PLEASANTON PLUS ENTIRE BAY AREA

408.357.9575

520 Rucker Ave, Gilroy, CA 95020

WHOLESALE OPEN TO PUBLIC

50% off discount is from original box price. Unless noted, ad is valid 10 days from issue date and all offers are for in stock items. Pricing applies to the locations listed. Other areas may vary.

SEE AND LEARN MORE AT: MOONVALLEYNURSERIES.COM

MON-SAT 7:30 - 6 | SUNDAY 9 - 5

MENLO PARK, MOUNTAIN VIEW, PALO ALTO, PLEASANTON PLUS ENTIRE BAY AREA

408.357.9575

520 Rucker Ave, Gilroy, CA 95020

WHOLESALE OPEN TO PUBLIC

50% off discount is from original box price. Unless noted, ad is valid 10 days from issue date and all offers are for in stock items. Pricing applies to the locations listed. Other areas may vary.

SEE AND LEARN MORE AT: MOONVALLEYNURSERIES.COM

MON-SAT 7:30 - 6 | SUNDAY 9 - 5

MENLO PARK, MOUNTAIN VIEW, PALO ALTO, PLEASANTON PLUS ENTIRE BAY AREA

408.357.9575

520 Rucker Ave, Gilroy, CA 95020

WHOLESALE OPEN TO PUBLIC

50% off discount is from original box price. Unless noted, ad is valid 10 days from issue date and all offers are for in stock items. Pricing applies to the locations listed. Other areas may vary.

SEE AND LEARN MORE AT: MOONVALLEYNURSERIES.COM

MON-SAT 7:30 - 6 | SUNDAY 9 - 5

MENLO PARK, MOUNTAIN VIEW, PALO ALTO, PLEASANTON PLUS ENTIRE BAY AREA

408.357.9575

520 Rucker Ave, Gilroy, CA 95020

WHOLESALE OPEN TO PUBLIC

50% off discount is from original box price. Unless noted, ad is valid 10 days from issue date and all offers are for in stock items. Pricing applies to the locations listed. Other areas may vary.

SEE AND LEARN MORE AT: MOONVALLEYNURSERIES.COM

MON-SAT 7:30 - 6 | SUNDAY 9 - 5

MENLO PARK, MOUNTAIN VIEW, PALO ALTO, PLEASANTON PLUS ENTIRE BAY AREA

408.357.9575

520 Rucker Ave, Gilroy, CA 95020

WHOLESALE OPEN TO PUBLIC

50% off discount is from original box price. Unless noted, ad is valid 10 days from issue date and all offers are for in stock items. Pricing applies to the locations listed. Other areas may vary.

SEE AND LEARN MORE AT: MOONVALLEYNURSERIES.COM

MON-SAT 7:30 - 6 | SUNDAY 9 - 5

MENLO PARK, MOUNTAIN VIEW, PALO ALTO, PLEASANTON PLUS ENTIRE BAY AREA

408.357.9575

520 Rucker Ave, Gilroy, CA 95020

WHOLESALE OPEN TO PUBLIC

50% off discount is from original box price. Unless noted, ad is valid 10 days from issue date and all offers are for in stock items. Pricing applies to the locations listed. Other areas may vary.

SEE AND LEARN MORE AT: MOONVALLEYNURSERIES.COM

MON-SAT 7:30 - 6 | SUNDAY 9 - 5

MENLO PARK, MOUNTAIN VIEW, PALO ALTO, PLEASANTON PLUS ENTIRE BAY AREA

408.357.9575

520 Rucker Ave, Gilroy, CA 95020

WHOLESALE OPEN TO PUBLIC

50% off discount is from original box price. Unless noted, ad is valid 10 days from issue date and all offers are for in stock items. Pricing applies to the locations listed. Other areas may vary.
The Forum is building new villas.
This is an extraordinary opportunity to buy in the South Bay.

Call now to learn more about how to reserve a villa.

650-944-0100
ExperienceTheForum.com

a full service senior living community

WATER SAFETY

Practice your ABC's

✔ Active Adult Supervision
✔ Barrier
✔ Classes

www.menlofire.org
Menlo Park Fire District Public Education
Westridge keeping wary eye on new PV development rules

By Rick Radin

Portola Valley's Westridge community is expressing concerns about how the city's efforts to create more housing opportunities may be coming into conflict with its neighborhood development rules.

WASC, the Westridge homeowners association, had as its own set of covenants, conditions and restrictions (CC&Rs) formulated in 1947, 17 years before Portola Valley was incorporated. The CC&Rs ban any commercial activities and restrict lots to single-family homes. In addition, they require that any alterations and additions to homes must be approved by the WASC.

These guidelines would seem to conflict with some town rules, including its new accessory dwelling unit ordinance that governs the creation of new housing units adjacent to, attached to, or within the walls of single-family homes, according to WASC co-chair Dave Strohm, who spoke at the July 10 Town Council meeting.

“We want to sustain and implement our CC&Rs now threatened by the operation of the ADU (accessory dwelling unit) ordinance,” Strohm told the council.

In an email, Town Manager Jeremy Dennis suggested that CC&Rs might be binding regardless of ordinances that applied to the entire town. “CC&Rs can make further restrictions as part of the contract between the homeowner and the homeowner’s association,” Dennis wrote. “The Town’s zoning code may allow some kind of activity under its zoning ordinance, but there may be further rules as part of the CC&Rs that restrict that activity.”

Portola Valley is wrestling with a need to be proactive in developing affordable housing to stay in step with new state mandates that may be coming.

The CC&Rs would also seem to put handcuffs on the town if it were to somehow acquire land to build multi-family housing in Westridge.

Strohm also said that the WASC is using a litigation reserve fund to hire an attorney to look inside the town’s activities with regard to conflict of interest disclosures, use of paid consultants and other issues related to the town’s possible development of a new General Plan. A WASC email, though, said the group has “no plans to engage in legal proceedings.”

Consultants tend to carry out the objectives of the people who have hired them and can reflect or perhaps deflect public opinion, Strohm said in explaining his concerns.

“We hear from our constituents about how everything needs to be done correctly (with the General Plan),” he said. “We’re looking for a commitment to transparency on behalf of the council.”

Open space district to do more wildfire suppression

The Midpeninsula Regional Open Space District board has approved a plan to create fuel breaks, and remove dry undergrowth in existing fuel breaks and along evacuation routes to increase wildland fire safety on 210 acres of its property, according to a district release.

The work will be done in areas of the Windy Hill, Bear Creek Redwoods, Saratoga Gap and Pichetti Ranch open space preserves that local fire districts consider a high priority, according to the district.

The district is also working on an environmental impact report that will allow it to do more work in reducing fuel that could burn during a wildfire.

The district grazes cattle on more than 11,000 acres out of the 63,000 total acres of open space it oversees to restore native grasslands, the district’s news release says. It also maintains hundreds of miles of firebreaks and roads in the preserves.

“Fire is a fact of life in California, and everyone plays a role in living safely with it,” the district’s Senior Resource Specialist Coty Sifuentes-Winter said in the release.

“Midpen’s role is to manage our open space lands for public safety and ecological health, while coordinating closely with local fire departments responsible for fire suppression.”

— By Rick Radin

GRADE SEPARATION continued from page 5

create a Grade Separation Master Plan for Caltrain’s Peninsula corridor by March 31, 2020. It should make a plan for each of the 42 at-grade rail crossings in the corridor, and set priorities based on consideration for city and county needs, and should plan to reach out to all cities on the Caltrain Peninsula train corridor by Sept. 30 of this year.

Areas with adjacent at-grade crossings should be paid special attention, the grand jury report advises.

The report said that several city managers in the county recommended that higher priority should be given to crossings closer to hospitals so that emergency vehicles aren’t delayed waiting for the train, as well as to crossings with a greater number of fatalities.

Other rail lines in California, such as those in Riverside and Kern counties have successfully developed corridor-wide approaches, the report notes.

The joint powers board should also evaluate other worldwide train corridors, it recommends.

Once the plan is created, drawing upon research from other rail corridors and feedback from the affected cities and counties, the joint powers board would support funding and design efforts based on the priorities established in the master plan. The new system would be aimed at bringing in new funding, rather than pitting cities against each other to compete for Measure A funds, which currently happens. The joint powers board should also bring in technical and regulatory expertise to streamline the approval process for these projects.

One potential downside of this new approach that some city managers in the county have identified, the report points out, is that some cities seeking grade separations could potentially see their project downgraded to a lower-priority status with a new, regional prioritization system. “It is clear from grand jury interviews with (San Mateo County) City Managers that some cities would resist a regional approach if it meant receiving a lower priority status for their city’s grade separation project(s).”

The report must receive a response by the Peninsula Corridor Joint Powers Board within 90 days, and 60 days from any elective county officer or agency head, according to the San Mateo County Superior Court.

By Rick Radin

Almanac Staff Writer
CHARMING AND VERSATILE LIVING IN PORTOLA VALLEY

660 La Mesa Drive, Portola Valley

Nestled in the lovely Ladera community, this 3 bedroom, 2 bath home of 2,195 sq. ft. (per county) plus a 1 bedroom, 1 bathroom living space of 869 sq. ft. (per independent third party measurement) embodies the essence of classic California living across a 9,630 square foot lot (per county). The inviting ranch-style exterior opens into the remodeled kitchen with high-end appliances, sunny family room with stunning wood beam ceilings, lovely solarium, master suite, and additional bedrooms. Effortless entertaining is made possible with almost all rooms opening to the deck and solar-heated pool. The separate downstairs unit with a full kitchen provides a flexible space for long-term guests. In this peaceful and quiet setting, you’ll be minutes away from Ladera Country Shopper, Ladera Recreation District, beautiful hiking trails, and top Menlo Park schools.

Offered at $2,788,000

OPEN HOUSE

Saturday & Sunday
1:00 - 5:00 pm

Complimentary Refreshments

Listed by Michael Repka of the DeLeon Team, the #1 Team in Portola Valley.

For more information, video tour & more photos, please visit: www.660LaMesa.com

Michael Repka | Managing Broker | DRE #01854880
650.900.7000 | michael@deleonrealty.com | www.deleonrealty.com | DeLeon Realty, Inc. | DRE #01903224

中文諮詢請聯繫Audrey Sun 電話: 650.785.5822 | DRE #01933274

12 ★ The Almanac ★ AlmanacNews.com ★ July 24, 2019
FANTASTIC OPPORTUNITY IN MENLO PARK

770 15th Avenue, Menlo Park

Offered at $1,950,000

Great layout, smart material choices, and comfortable spaces make this 3 bedroom, 2.5 bathroom home a great value. Built in 2013 and encompassing 1,897 sq. ft. (per county) and standing on a lot of 3,638 sq. ft. (per county), this two-story home goes to the top of your short list. Skylight-lit spaces, porcelain and wood flooring throughout, a well-appointed kitchen, and lovely and functional landscaping show pride of ownership inside and out. Conveniently located near shopping, parks, Facebook, and Stanford’s new Redwood City campus, as well as access to U.S. 101, you’ll appreciate less time driving and more time enjoying your home. Children may Menlo-Atherton High with its renowned advanced placement program (buyer to verify eligibility).

OPEN HOUSE

Saturday & Sunday
1:00 - 5:00 pm

Complimentary Refreshments

Listed by Michael Repka of the DeLeon Team, the #1 Team in Menlo Park

For more information, video tour & more photos, please visit: www.770FifteenthAve.com

Michael Repka | Managing Broker | DRE #01854880
650.900.7000 | michael@deleonrealty.com | www.deleonrealty.com | DeLeon Realty, Inc. | DRE #01903224
中文諮詢請聯繫Audrey Sun 電話：650.785.5822 | DRE #01933274
Sen. Hill holds bill that would lessen secrecy exemptions for clergy

By Kate Bradshaw
Almanac Staff Writer

Following opposition from the religious community, local state Sen. Jerry Hill opted last week to hold a bill that would end an exemption that allows clergy members to not report cases of child abuse or neglect that are revealed during penitential communications.

Between the time he introduced SB 360 in February and when he decided to hold the legislation in advance of a July 9 hearing at the Assembly Public Safety Committee, the bill was scaled back. As currently written, it would require clergy members to report child abuse and neglect learned about during penitential communications only in situations where those communications involve other clergy members or coworkers.

He said the legislation was put on hold because he hopes to bring more of his colleagues together to advance the bill. "As we try to move forward," he told The Almanac in a July 12 statement, "the question before us remains: What can be done to protect children from sexual abuse at a time when society is finally acknowledging the great damage done when abuse is kept under wraps by institutions and professions of all kinds? It makes sense to examine what can be done to stop perpetuating abuse — especially in circumstances where scandal after scandal has shown that abuse of vulnerable individuals persists."

In previous remarks, Hill explained that the law already mandates that people such as physicians, teachers, peace officers, therapists and social workers — as well as clergy in many cases — report suspected child abuse or neglect to law enforcement. He argued that there should be no exception for clergy who are made privy to such information as part of a penitential communication.

A communication is considered "penitential" under California law if it is intended to be conveyed in confidence, if it is made to a member of the clergy who is authorized or accustomed to hear such communications, and if that member has a duty under the discipline or tenets of his or her church to keep those communications secret. Hill seeks to narrow that definition to instead refer to a communication that is verbal, made privately to a clergy member, intended to be an act of contrition or matter of conscience, and shared in a context of confidentiality "that is considered inviolate by church doctrine."

Hill stated that recent investigations from 14 state attorneys general, the federal government, and other countries have revealed "that the clergy-penitent privilege has been abused on a large scale, resulting in the unreported and systemic abuse of thousands of children across multiple denominations and faiths."

In addition, similar statutes already exist in Connecticut, Indiana, Mississippi, Nebraska, New Hampshire, New Jersey, North Carolina, Oklahoma, Rhode Island, Tennessee, Texas and West Virginia.

While the Senate passed the revised bill with a 30-4 vote on May 23, Hill was made aware that the legislation would not have enough support to move on.

Over the months it was on the table, the bill received an outpouring of opposition: According to the Catholic News Agency, over 100,000 Catholics sent letters voicing their opposition to SB 360.

"Even if this bill passes, no priest may obey it," stated Bishop Michale Barber of Oakland, according to the news agency. "I will go to jail before I will obey this attack on our religious freedom."

"Priests who share what they learn during a confession to anyone at any time or for any reason are subject to automatic excommunication and further punishments, the agency reported.

One petition circulated by the Archdiocese of San Francisco argued that SB 360 would "deny the right to confidential confessions to priests and to tens of thousands of Catholics who will not confide with priests in parishes and other Church agencies and ministries."

Supporters of the bill include a number of child advocacy groups, Restorative Justice International, the Survivors Network of those Abused by Priests, and the Truth and Transparency Foundation, a nonprofit organization that has released documents and engaged in investigations and reporting about religious institutions on the topics of finance, policies and abuse.

Reports of abuse perpetrated or hidden by religious leaders continue across the country, and there have been cases reported locally and across denominations, such as in the Church of Jesus Christ of Latter-Day Saints, the Jehovah's Witnesses, and the Jehovah's Witnesses church communities, according to Hill.

In March, a Catholic priest was arrested in the Bay Area on suspicion of 30 counts of child sex abuse in 2016 and 2017.

In May, Vice News published a report that the Church of Jesus Christ of Latter-Day Saints, also known widely as the Mormon church, has a "helpline" that the church's congregation leaders, called bishops, are instructed to call when they receive confessions of sexual abuse, rather than alerting local law enforcement authorities directly and immediately.

Vice News reports that calls reported are directed to a law firm the church works with, Kirton McConkie, which also defends the church in abuse-related lawsuits — indicating that defense lawyers screen abuse reports. The church contends the helpline is designed to maintain confidentiality and advise bishops about compliance with local abuse reporting laws, according to its news publication, Deseret News.

"This issue remains important to me, and I will continue to champion it in the hope that my colleagues can come together on legislation," Hill said. "I strongly believe that for any institution, self-policing and self-investigation are not effective ways to combat alleged abuse, as our own state Legislature has said."

"The bill is on pause; it has not been withdrawn."
By Angela Swartz
Almanac Staff Writer

There’s far more than just making coffee and photocopies on Elijah Redding-Moment’s agenda as an intern at Palo Alto real estate firm Marcus and Millichap.

Redding-Moment is one of the 132 students participating in Menlo College’s mandatory internship program for undergraduate business majors this academic year, and this summer, he interns as a financial market analyst.

“Students find more than ‘just another summer job,’” said internship program founder Angela Schmiede, the school’s vice president of student success. “In addition to a college degree, it’s important to have some work experience to land a good job after graduation, she said.

The six-credit internship program, which won the 2019 outstanding college work experience and internship program award from the California Internship & Work Experience Association, is a graduation requirement for business majors.

Students must work at least 320 hours, either 32 hours a week for 10 weeks during the summer and bimonthly during the fall and spring semesters.

The school hired Schmiede in 2013 to formalize an internship program, which meets weekly during the fall and spring semesters.

The school hired Schmiede in 2013 to formalize an internship program, which meets weekly during the summer and bimonthly during the fall and spring semesters.

The school hired Schmiede in 2013 to formalize an internship program, which meets weekly during the summer and bimonthly during the fall and spring semesters.

Along with self-assessments, her manager regularly assessed her performance, she said.

“Without that (the seminar) I wouldn’t have been able to take time away from the work I was doing and think about how things were helping me and what I did or did not like,” she said. “Instead of just having my head down the whole time, the class really helped me be aware. Otherwise I would have had another type of internship experience, but I wouldn’t be able to talk about that experience the way I can now.”

Incoming Menlo College senior Amanda Arena is interning as an examiner at the Securities and Exchange Commission, where she analyzes financial statements, among other tasks. She likes that the seminar encourages students to reflect on their internships.

See INTERNSHIPS, page 16

Retesh Gupta, a rising senior, is interning at Gallagher, an insurance, risk management and consulting firm in San Francisco.

July 24, 2019  AlmanacNews.com  The Almanac  15
Athina Manis was born in Karlovassi, Greece. She was one of four children. She immigrated to the United States, settling on the Peninsula with her husband Ippocrates who preceded her in death. She was an Esthetician on the Peninsula for 40 years. She passed away peacefully Sunday, July 7, 2019 surrounded by love. We will forever be reminded of the words she spoke to everyone she met, “I Love You More”. In lieu of flowers the family asks that contributions in her honor be made to a charity of your choice. A private memorial will be held at a later date.

Amanda Arena is meeting her Menlo College internship requirement at the Security and Exchange Commission in San Francisco.
Historic Alpine Inn reopening in Portola Valley soon

By Kate Daly
Special to The Almanac

Wow — this place looks amazing!” said a neighbor, one of the usual 20 to 30 people who have been stopping by every day to see how the refurbishing of Rossootti’s Alpine Inn, or Zott’s, is coming along.

A couple of private parties over the July 20-21 weekend marked a soft opening for family, friends and construction workers.

The owners say they hope to reopen the restaurant to the public for lunch and dinner by the second week of August, or as soon as the final permit is approved by the town of Portola Valley. The hours will be 11 a.m. to 11 p.m.

Since February, work crews have been toiling away to bring the 167-year-old institution back to “the best version of itself,” as Lori Hunter puts it. She is leading the project for a group of investors from Portola Valley that includes herself, husband Deke Hunter, and friends Fred and Stephanie Harman, and Jim Kohlbeg.

Restaurant veteran Greg St. Claire, who grew up in Woodside and Portola Valley, is an operating partner. His Avenir Restaurant Group consists of Milagros in Redwood City, Town in San Carlos and Nola in Palo Alto. The latter enterprise also involved updating a historic building.

When longtime owner Molly Alexander died two years ago at age 93, her family decided to sell Alpine Inn. St. Claire says a trustee oversaw the place for the last four years, and it became fairly run down, and yet multiple people from the area competed to buy the beloved town fixture at the corner of Alpine and Araratradero roads. According to one published report, the winning bid was over $3.8 million.

Why all the interest? “It’s a community asset,” says Ms. Hunter. Think of the many memories accumulated by Stanford students, Little League and AYSO players, cycling, hiking and running groups, Hewlett-Packard employees, high school reunion attendees, and long-time locals.

At first Hunter believed the place just needed a fresh coat of paint, but after the property changed hands, the new partners realized that almost everything needed attention, she said.

They were able to rebuild the original coolers, but had to start over in the kitchen because it was “illegal, all home stuff, needed upgrading, had no sink, no grease trap,” St. Claire said.

“The whole tavern was full of asbestos,” he said.

Workers peeled away five layers of old linoleum before covering the floor with barn wood reclaimed from Half Moon Bay. All of the original wooden tabletops, picnic tables and benches where patrons carved their names and initials have been converted into paneling outside and booths inside. St. Claire pointed out where his father carved his name as a Stanford freshman.

The new indoor tabletops are made from 150-year-old first-growth redwood taken from a water tank in La Honda and remilled into planks.

The indoor bar looks almost the same after Woodside cabinetmaker Paul Bett touched up some broken bits.

One by one, Ms. Hunter cleaned the old license plates and beer bottles that decorated the walls. The historic photos look sharper, too, now that the films of grease and dust have been removed or replaced with fresh frames.

The owners have brought in some new memorabilia, mostly from Stanford University Archives.

The plaques are back. The ones honoring patrons who have drunk a thousand beers are located outside, next to the new 33-foot-long bar that leads to the picnic tables in the beer garden out back.

Ms. Hunter says 500 gallons of fertilizer and some tree trimming helped save the enormous Arizona Blue cypress out there. Some new native sycamores were planted to provide more shade.

The yard has always overlooked Los Trancos Creek, but now people can actually see it: The fence and the shack have been removed. According to St. Claire, the building dated to about the 1970s and served as a residence and office before being abandoned. Ashes, black mold and lead paint removal drew out the demolition process to three months.

Today the ground is flat, compacted and ready for more creek-side diners, rounding up total tavern capacity to 300.

Four porta-potties stand ready for the crowds, supplementing the two remodeled indoor bathrooms, one of which is large enough to meet ADA requirements. New wooden ramps were added on both sides of the tavern for the same reason.

A new storage and office building covered in reclaimed barn wood now sits on the parking lot side of the yard in the same place as a structure that used to be there many years ago, St. Claire says.

He’s already talking about Phase II and the plan to build out a “real professional kitchen.”

Meanwhile, Executive Chef Sean Agoliati, formerly with Los Altos Grill, is crafting a menu that expands beyond burgers and fries to smoked turkey and chicken, some vegetable offerings, salads, and desserts.

St. Claire said they will use a lot of local produce and “try to represent local wines in the area ... great wine at great prices.”

And the tavern will be serving cocktails now that it has a full liquor license.

As for the staff, Ms. Hunter said, “They all have the opportunity to come back.”

Founded in 1852 as the Casa De Tablea Roadhouse, where country folk could gather to play cards, dance and drink, the property has changed names and owners multiple times, and is registered as the second oldest continually operating tavern in the state.

Woodside architect Stefan Patrick of Midglen Studio has helped guide the refurbishing. “It’s been a challenge, but being creative has been fun,” he said.

Ms. Hunter has lots of experience with residential remodels and designing vegetable gardens, but this is her first commercial project.

She smiles as she reminisces about the rectangular Zott’s burgers served on sourdough bread, and clearly enjoys bringing back a treasure that means something to her and her family.

“As she says, all of the partners “have grown up bringing our families here, and want it to live on for another 167 years.”

To place an ad or get a quote, call 650.223.6582 or email digitalads@paweekly.com.
The Town of Portola Valley has shared its interest in developing multi-family housing at three locations identified in their Affiliated Housing Program: Stanford University, Woodside Priory School and Sequoias Senior Housing.

As part of that conversation, Stanford has begun to study how it might create much-needed faculty housing, and some affordable housing for the town, on Stanford’s property on Alpine Road.

For more information or questions, please please visit the project website at: https://portolavalleyhousing.stanford.edu/ or email: communityrelations@stanford.edu.

You’re Invited to a Community Open House

We invite you to attend a community open house to learn more about Stanford’s proposed housing project in Portola Valley and share your feedback.

Two open houses will be held:

- **Open House #1:** Thursday, 7/25, 6pm–8pm
- **Open House #2:** Saturday, 7/27, 10am-Noon

**Location:** Portola Valley Historic Schoolhouse, 765 Portola Road, Portola Valley

Drop-in any time between open house hours to speak with Stanford staff and ask questions. No formal presentation will be made.

Stanford University

Celebrating the best!

We couldn’t have done it without you.

The Almanac

AlmanacNews.com

Coverage of Local Government
“What happened in China?” by Kate Bradshaw

Coverage of Youth And Education
“The Big Lift” by Kate Bradshaw

Photojournalism

Artistic Photo
“Dreams come true” by Magali Gauthier

Enterprise Story
“One family’s battle to stay in Menlo Park” by Kate Bradshaw

Land Use Reporting
“It takes a village” by Kate Bradshaw

Profile
“Looking for trouble” by Barbara Wood

Editorial Comment
“Questions surround councilwoman’s trip to China” by Renee Batti

News Photo
“MP to distribute 1,000 ‘N95’ masks” by Magali Gauthier

In-Depth Reporting
“The long road to the classroom” by Angela Swartz

News Photo
“Taking a stand” by Michelle Le

Profile Story
“Portola Valley’s passionate pollinator” by Maggie Mah

Are you supporting our efforts?

Become a member today to support another year of award-winning journalism.
Visit almanacnews.com/join

California News Publishers Association, 2019

TOWN OF PORTOLA VALLEY
NOTICE OF TOWN COUNCIL PUBLIC HEARING

REVIEW PROPOSED UPDATE TO THE MUNICIPAL FEE SCHEDULE TO INCLUDE ALIGNMENT WITH CONSUMER PRICE INDEX INCREASES, CREDIT CARD FEES, AND PLANNING AND BUILDING FEE INCREASE

Notice is hereby given that the Town Council of the Town of Portola Valley will hold a Public Hearing on the proposed changes to the fee schedule. The Public Hearing will be held on Wednesday, August 14, 2019 at 7:00 p.m., in the Town Council Chambers (Historic Schoolhouse), 765 Portola Road, Portola Valley, California.

Data associated with the proposed changes will be available to the public at the permit counter at Town Hall, 765 Portola Road, Portola Valley, CA 94028, beginning 10 days prior to the meeting date above.

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge a proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at a Public Hearing(s) described above, or in written correspondence delivered to the Town Council at, or prior to, the Public Hearing(s).

Information pertaining to the proposal may be viewed at Town Hall, Monday through Friday, 8:00 a.m. to 12:00 p.m. and 1:00 p.m. – 5:00 p.m. All interested persons are invited to appear before the Town Council to be heard at the time and place mentioned above.

Dated: July 18, 2019

Sharon Hanlon
Portola Valley Town Clerk
TheatreWorks’ ‘The Language Archive’ is a warmedhearted season starter

By Karla Kane

A n enthusiastic standing ovation greeted TheatreWorks Silicon Valley Artistic Director Robert Kelley at opening night of “The Language Archive.” It was a poignant, warmedhearted honor for the man who’s fresh from accepting a Tony Award and starting his very last season at the head of the company he founded 50 years ago. And, as it turns out, Julia Cho’s “The Language Archive” also is a fittingly poignant and warmedhearted way to usher in TheatreWorks’ 50th year.

Set “somewhere in America” in “the present,” the titular “Language Archive” is the work of George (Jomar Tagatac), an academic devoted to the study and preservation of the world’s languages, especially the most endangered ones. Languages are George’s true love, much to the dismay of his apparently long-suffering wife Mary (Elena Wright), who’s frustrated by his inability to express emotion. He’s in turn befuddled by his inability to express emotion. He’s in turn befuddled by his inability to express emotion.

When Mary announces she’s leaving him for good, though, he finds himself sadder than he could have expected, albeit still unable to find the right words to express himself. They’ve lost the ability to communicate. It’s like a linguistics version of the old parable of the shoemaker’s children having no shoes.

Working with him at the archive is his devoted assistant Emma (Adrienne Kaori Walters), who’s head-over-heels for mild-mannered George. She’s even studying Esperanto, the international language ideally incepted by L. L. Zamenhof in the 19th century, to facilitate communication (it happens to be George’s particular passion) with hopes of somehow winning his heart.

The archive’s new project involves a visit from the world’s only two remaining speakers of “Elloway,” a fictional language from an unnamed land. Alta (Emily Kuroda) and Resten (Francis Jue) are especially exciting to George and Emma because, as a long-married couple, they’ll be able to offer the scientists examples of dialogue and context. It soon becomes apparent that not all will go smoothly, though, as the elderly lovebirds are having a full-out feud and are conducting all their arguments in English (Elloway, they say, is too beautiful for expressing their anger in). Other characters, also played by the wonderful Kuroda and Jue, include an exuberant Esperanto teacher, a socially awkward, suicidal baker and a vision of Zamenhof himself.

It’s important that a play about language is well-written and Cho’s words are indeed lovely, funny and sprinkled with whimsy and interesting information. The characters are all likeable, although not particularly deeply developed. The uptight, oblivious, cerebral man, the overly emotional wife who finds her purpose in baked goods, the eccentric old foreigners and the loyal, lovestruck young woman with a crush on her boss could all sink into eye-rolling cliche were it not for Cho’s gentle script and very endearing performances by all of the actors. As Alta and Resten, Kuroda and Jue get the showiest parts, with plenty of slapstick comedy and, later, romantic moments. It’s all well paced by local theater luminary Jeffrey Lo, making his main stage TheatreWorks directorial debut, and the bittersweet ending is more interesting than a romantic-comedy trope.

Special attention must be paid to Andrea Bechet’s absolutely delightful scenic design, which lines the set, floor to ceiling, with stacked cubes serving as the Language Archive, George and Mary’s home, an artisan bakery and more. One could spend a long time marveling at the details of these shelves, bearing all sorts of vintage recording equipment, books and trinkets, and become mesmerized by the rainbow-hued light panels that change color (lighting by Michael Palumbo) depending on scene and mood.

“The Language Archive” is, like Mary’s fresh-baked chocolate-lavender loaves, a sweet confection and a promising starter for TheatreWorks golden season.

Arts & Entertainment Editor Karla Kane can be emailed at kkane@paweekly.com.

REVIEW

The Almanac

INFORMATION

What: “The Language Archive.”
Where: Lucie Stern Theater, 1305 Middlefield Road, Palo Alto.
When: Through Aug. 4. See online for performance times.
Cost: $30-$90.
Info: theatreworks.org/201920-season/the-language-archive/

Join our team!

Embarcadero Media is an independent multimedia news organization with over 35 years of providing award-winning local news, community information and entertainment to the Midpeninsula.

We’re always looking for talented and creative people interested in joining our efforts to produce outstanding journalism and results for our advertisers through print and online.

We currently have the following positions open for talented and outgoing individuals:

• Advertising Sales/Production Admin Assist the sales and design teams in the production of online and print advertising. Tech savvy, excellent communication and keen attention to detail a must.

• Graphic Designer Creation/production of print and online ads, including editorial layout, in a fast-paced environment. Publishing experience and video editing a plus.

• Digital Sales Account Representative Prospect and sell local businesses in our markets who have needs to brand and promote their businesses or events using our full-suite of digital solutions.

For more information visit:
http://embracademiediagroup.com/employment

The Almanac
450 Cambridge Avenue | Palo Alto, CA 94306 | 650.227.8210
PaloAltoOnline.com | TheAlmanacOnline.com | MountainViewOnline.com

July 24, 2019
AlmanacNews.com

19
2070 Cedar Avenue, Menlo Park

Quintessential Craftsman aesthetic is revealed in this 3 bedroom, 3 bath home of 1,790 sq. ft. (per county) on a lot of 6,000 sq. ft. (per county). Hardwood floors and stylish use of naturally finished wood create a warm ambience in this charming residence. Beamed cathedral ceilings crown most of the living spaces as well as every bedroom and create a wonderful sense of openness, while the updated island kitchen centers the home’s open floorplan. The spacious master suite opens to a deck while the courtyard leads to a paved patio, lawn, spa, and hils surroundings. Located near restaurants and other amenities. Children may walk to highly-performing schools including Las Lomitas Elementary, La Entrada Middle, and Menlo-Atherton High (buyer to verify eligibility).

Offered at $1,988,000

www.2070Cedar.com

CRAFTSMAN CHARM IN COUNTY/ALAMEDA

2639 Higgins Canyon Road, Half Moon Bay

Illusion of Seclusion

$1,859,000 | 4 BED | 2.5 BATH

Acre-plus creekside getaway with groves of trees and an expansive lawn by a winding creek. Located 2.5 miles from Main Street, Half Moon Bay and 15 miles from Sand Hill Road, Menlo Park. Just imagine — and then come visit.
Coldwell Banker® – Home to the Nation’s Top Agents

Coldwell Banker Residential Brokerage is proud to congratulate Hugh Cornish, one of the independent agents named to the prestigious REAL Trends “The Thousand” list of the top U.S. real estate professionals. Their exceptional knowledge, unparalleled skills and truly remarkable commitment ensure you receive the best possible real estate service, every time.

HUGH CORNISH
650.619.6461
hugh@hughcornish.com
CalRE #00912143

ColdwellBankerLuxury.com

Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor agents, not employees. ©2019 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.
Coldwell Banker® Residential Brokerage is proud to congratulate Erika Demma, one of the independent agents named to the prestigious REAL Trends “The Thousand” list of the top U.S. real estate professionals. Their exceptional knowledge, unparalleled skills and truly remarkable commitment ensure you receive the best possible real estate service, every time.

ERIKA DEMMA
Top Producing Agent
C. 650.740.2970
F. 650.332.1682
CalRE#01230766
2969 Woodside Road, Woodside, CA 94062
ColdwellBarkerLuxury.com

RANKED #171 on REAL Trends and is #1 IN WOODSIDE
Redwood City | $1,295,000
Charming 3br/2ba sun-filled home w/upgraded kitchen near Facebook, downtown Redwood City and Stanford.
Cesar Cervantes
650.283.5763
cesar.cervantes@cbnorcal.com
CalRE#01752329

Carmel | $1,295,000
3br/1.5ba short walk to Carmel-By-the-Sea Village, SanteFe3NWof2nd.com
The Heinrich Team
831.626.2434
team@theheinrichteam.com
CalRE#00554641

Milpitas | $999,999
Luxurious 3br/3ba tri-level townhome w/foothill views and community park in a modern gated community.
Chris Jacquez
510.608.7720
chris.jacquez@cbnorcal.com
CalRE#01398729