



Measure M

What it is, what it does, and what we don't know

Photo by Michelle Le/The Almanac

The controversy over Measure M is dividing neighbors, as seen by this “Yes” sign on top of a car near a “No” sign in front of a home on Middle Avenue at San Mateo Drive in Menlo Park.

By Sandy Brundage

Almanac Staff Writer

It's not over until it's over, and in Menlo Park, that may be never. The downtown/El Camino Real specific plan, which determines what may be built during the next three decades in the heart of the city, was approved in 2012 after five years of public input. But the finish line isn't in sight.

The specific plan applies to property located along El Camino Real, downtown Menlo Park and the Caltrain station area. The Planning Commission and City Council supported making a few adjustments following a review in the fall of 2013 after two large mixed-use proposals appeared.

Shortly thereafter, a grassroots coalition called Save Menlo created Measure M, the ballot initiative on the Nov. 4 election ballot, to make different changes to the specific plan. The coalition is currently fighting both city officials and another coalition, Menlo Park Deserves Better, for the fate of its initiative.

What is Measure M? What does it do, and why is that question so hard to answer? There's no shortage of opinions, yet there is no definitive response.

On the surface, Measure M would make these changes in

the specific plan area: restrict the amount of office space in any individual project to 100,000 square feet; cap total new office space at 240,820 square feet; and require voter approval to exceed 474,000 square feet of new, non-residential development.

It would also redefine open space to mean only areas “up to 4 feet in height,” which the measure's authors say would prevent balconies, rooftop gardens and “open space greater than 4 feet in height” from counting as open space. Other cities across the Bay Area do count balconies, patios and rooftop gardens as open space.

Voters would have to approve any changes to the ordinance or nonresidential projects exceeding the cap.

Ambiguity

However, while the ballot measure's changes seem straightforward, further consideration of the language reveals the type of ambiguities that tend to be resolved later in court.

For instance: The council, in 2013, recommended imposing a cap that would limit medical office space per project within the specific plan area to 33,333 square feet for projects of 100,000 square feet or more; smaller developments may include up to one-third of

ONLINE

Go to tinyurl.com/vote1012 to see a 76-minute video of two former Menlo Park councilmen discussing the pros and cons of Measure M.

their total size as medical office.

The recommended change has now been through the review required by the California Environmental Quality Act. The council is scheduled to vote on Oct. 28 on adopting the cap.

This is where it gets tricky: Should the council not hold the vote before the November election, and Measure M passes, who then has the power to impose a cap?

According to the lawyer contracted to represent Menlo Park on specific plan issues, even a cap would have to go through a city-wide vote.

Attorney Greg Stepanicich said that while Measure M wouldn't require voter approval for all changes to the specific plan, it would in this case because the measure doesn't distinguish between different types of office space; and, Section 3.3.5 of the initiative sets the maximum amount of office space of any individual project at 100,000 square feet.

“Further, Section 4.1 of Measure M states that any amendments to the voter adopted

development standards and definitions require voter approval, not just amendments that impose less stringent development standards,” Mr. Stepanicich wrote.

Measure M supporters have challenged that interpretation of the initiative's language.

The battling viewpoints highlight how difficult it is to say what the measure would do. It's much easier to talk about what the measure won't do: Measure M does not change how high buildings can be within the specific plan area. It does not ban big box retail stores, or reduce how much medical office space can be built. The measure does not reduce the total amount of development allowed; that stays at 474,000 square feet for net new nonresidential construction.

The measure also does not reduce how big a project can be before triggering negotiations for public benefit. “Floor area ratio” is used to describe how large a building's total floor area can be compared to the total area of the parcel. For Stanford University's lots along southeast El Camino Real, negotiations are required at a floor area ratio of 1.75 (known as the bonus level), with the base level at 1.25. Under the old zoning code, it was a flat 0.55.

For Greenheart's northeast El Camino Real property, the specific plan changed the floor area ratio from 0.55 to a base level of 1.10 and a bonus level at 1.50. There are also different sublevels depending on what type of use, such as office or retail, a building has.

According to Measure M supporters, though, it's clear what the initiative does do.

“Measure M supports balanced redevelopment and growth of our downtown and El Camino corridor, protecting our neighborhoods and enhancing our residential quality of life,” said initiative co-author and former planning commissioner Patti Fry. “The original vision of a walkable and livable community was hijacked by developers' vision of our downtown becoming a regional jobs center. Not one resident asked for block-long 60-foot tall office buildings to dominate downtown.”

She said opponents distort the measure's effects, when in fact the initiative lets the council retain control over elements of the specific plan not altered by Measure M.

“Limiting office space controls how much additional rush hour commuter traffic comes through our neighborhoods

Continued on next page

MEASURE M

continued from previous page

to downtown office jobs,” Ms. Fry said. Reducing office space also, in her view, means more space for shops, restaurants and hotels. “And M generates more than \$2 million additional city revenue annually, with no effect on school or fire district revenues according to the city’s own consultant.”

That annual revenue would come if retail and hotels are built, according to Ms. Fry.

But if you ask those opposed to the measure, such as members of Menlo Park Deserves Better, it’s not at all clear how Measure M accomplishes those goals.

“M doesn’t really ‘fix’ anything. There will still be just as much commercial and residential development. It just shifts to different definitions of usage,” said former councilman John Boyle. “It does nothing to reduce traffic. ... It doesn’t ensure more open space. It just changes the definition of open space to something inconsistent with the rest of the (specific plan) and the rest of the Bay Area.”

From Mr. Boyle’s perspective, M will make things worse. General office projects could be replaced by medical office or retail, which generates more traffic. Developers will build surface parking instead of underground garages, because the loss of high-value office space makes constructing underground parking not economically feasible. More surface parking means less room available for open space, he said.

Impact analysis report

Lisa Wise Consulting, a firm with no history of working for Menlo Park or the two developers with the most at stake, completed a review of Measure M’s effects for the city for \$163,420.

The report reflected uncertainty: It concluded that capping office space at 100,000 square feet per project could nudge future development away from office space toward other uses such as retail, but that could lead to more traffic overall. Retail generates more traffic overall than office space, but that is spread over the day rather than being highest during rush hour the way office and residential traffic is. A hotel would generate less vehicle trips than office space. So the traffic impacts of Measure M depend on what gets built.

Restricting office space could give the city more leverage to negotiate public benefits, according to the report, but also possibly increases the city’s risk of litigation over issues such as property devaluation and reduces job growth.

The initiative doesn’t shut down the potential for new projects in downtown Menlo Park, according to the report, but it may make the city a less desirable location. Once the non-residential development caps are reached, property owners might decide to put an initiative on the ballot for project approval, paying an estimated \$1.50 to \$2 per registered voter in Menlo Park, based on the San Mateo County Elections Office’s data.

Other cities, such as Mountain View, Redwood City and San Mateo, don’t require voter approval to modify a specific plan or change development caps. Left at a competitive disadvantage, Menlo Park could see “a dampening or complete stoppage of future nonresidential development in the ECR/D Specific Plan area as developers invest elsewhere,” the Lisa Wise report concluded, because the requirement for voter approval creates more risk for investors.

As for open space, the report said that while property owners could still maximize building density on their sites, the new definition of open space would make that more difficult for all types of projects since ground-level property would have to make room for both parking and open space.

Measure M doesn’t directly reduce the number of housing units that could be built, so the impact to schools and infrastructure would stay the same as projected by the specific plan, the report said.

Measure M contains another clause that increases the uncertainty: Section 4.2 states the city “shall not adopt any other new provisions or amendments to the Policy Planning Documents that would be inconsistent with or frustrate the implementation of the voter-approved developments standards and definitions” without going through a city-wide vote.

The question is, who decides what “frustrate” means in this context? According to Measure M’s opponents, it likely means the courts will have to. The measure’s supporters say the language ensures that voters have the control over future development.

Save Menlo and other initiative proponents leveled 35 points of criticisms at the Lisa Wise report; the consultant then reviewed the critique at the request of the council and concluded it’s largely a matter of “interpretative disagreement.” The criticisms not attributed to a difference of interpretation fell into the category of asking for work beyond the scope of the contract.

Environmental review

A California Supreme Court



Stanford rendering

The proposed Stanford development would have a plaza area at El Camino Real and Middle Avenue in Menlo Park. This rendering on the city of Menlo Park’s website shows a 2013 concept for the plaza area, but the design is being redone through negotiation between Stanford and the city.

The Stanford-Arrillaga project

By Sandy Brundage

Almanac Staff Writer

The initial proposal by Stanford University and developer John Arrillaga for El Camino Real shocked the Menlo Park community with the amount of medical office and general office space it included. Revisions have changed the current iteration substantially, but not enough to suit the City Council, which recently indicated that the project requires further refinement to minimize traffic impacts and the amount of office space included.

- Location: 500 El Camino Real (300-550 El Camino Real, vacant car dealership lots). Approximately 8 acres.
- Total square footage: 413,200 to 459,013 square feet. (Of that, 209,500 would be for nonresidential use.)
- Net new nonresidential: 181,568 square feet, according to the city. A project’s new net footage counts toward the specific plan’s development caps. It’s calculated by taking the total proposed square footage of the new project and subtracting the square footage of previous uses on the site

and prior approved projects that had undergone environmental impact review, according to the city.

- Percentage by use: 49 to 54 percent residential; up to 48 percent general office; up to 2 percent retail.
- Building heights: The plans are far from final. The most recent set, according to the city of Menlo Park, has one four-story (60 feet high with setbacks) office building, two three-story office buildings (45.5 feet high) and two residential buildings with five stories (57 feet high). For comparison, Menlo Center is 48 feet tall.
- Parking: Primarily underground; entrance off El Camino Real at Middle Avenue.
- Public open space: Plaza at Middle Avenue (design to be determined).
- Public benefits: The project does not trigger negotiations for public benefit under the specific plan’s thresholds, which would not be changed by Measure M. Stanford has committed to redesigning the public plaza at the center of the complex as well as making

- “a substantial contribution” to construction of a pedestrian bicycle undercrossing from Middle Avenue to Burgess Park. The specific plan requires 30 percent open space, including a public plaza, and 15-foot wide sidewalks on this site.
- Traffic studies: As a whole, the specific plan assumed 4,842 daily trips generated by development on Stanford’s property. The current mixed-use proposal is projected to create 3,115, according to an analysis by consulting firm W-Trans. The study also projects 528 more daily trips along Middle Avenue if Stanford builds the mixed-use complex. The specific plan anticipated an additional 222 daily trips on the street from whatever was built within the specific plan area.
- Environmental impact report required: Yes.
- What happens if M passes: Stanford representatives have said they will start over. The revisions, such as elimination of medical office and undercrossing contribution, will no longer be in effect. ■

ruling earlier this year reinforced that voter-sponsored land use initiatives don’t have to comply with CEQA, the state’s environmental quality act.

The court reasoned that the 10-day deadline for a council to decide whether to adopt an initiative or put it on the ballot is too short to allow for an environmental analysis. The council has a third option — to order an

abbreviated review — but that must be completed within 30 days. CEQA reviews generally take months at the minimum.

Measure M, which is a voter-sponsored land use initiative, would require a city-wide vote for future amendments to some aspects of the specific plan, and also to approve non-residential projects exceeding development caps.

Would those future changes and projects also evade CEQA review?

Mayor Ray Mueller, who along with the rest of the council opposes Measure M, thought they would. In the California Supreme Court case, voters signed a petition supporting the adoption of a specific plan to streamline expansion of a Walmart store in Sonoma. The



Greenheart Land Co.

This rendering shows Greenheart Land Co.'s concept for its proposed mixed-use development on El Camino Real at Oak Grove Avenue. This view shows ground-level retail along Oak Grove with housing in back.

The Greenheart project

By Sandy Brundage

Almanac Staff Writer

Greenheart has the backing of Scott Hassan, who helped create Google. He now works as a technology entrepreneur, creating ventures such as Menlo Park's new incubator, Hello Startups.

"Mr. Hassan sees 1300 El Camino Real as a next step in creating a technology hub in Menlo Park that will foster entrepreneurship and technological development," Bob Burke, Greenheart principal, said.

- **Location:** 1300 El Camino Real (merger of parcels 1258-1300 El Camino Real, 550-580 Oak Grove, 540-570 Derry Lane). Approximately 7 acres.

- **Total square footage:** 420,000. (Of that, 220,111 would be for nonresidential use.)

- **Net new nonresidential:** 96,935 square feet, according to the city. It's calculated by taking the total proposed square footage of the new project and subtracting the square footage of previous uses on the site and prior approved projects that had undergone environmental impact review,

according to the city.

- **Percentage by use:** Up to 5 percent retail; up to 45 percent office; up to 48 percent housing. The retail allocated to the office buildings — 15,000 square feet — could be changed to office space based on the economy, according to Greenheart. City officials have said they want to see a larger proportion of the flex space reserved for retail.

- **Building heights:** Two three-story office buildings (48 feet, with setbacks; 38 feet at facades facing streets; same height as Menlo Center); residential building at four stories (still 48 feet, with setbacks; 38 feet at facades facing streets). For comparison, condos across the street on Merrill Street are 42 to 46 feet high.

- **Parking:** 1,145 spaces, with entrances off Garwood Way and El Camino Real and all but 50 spaces in an underground garage.

- **Public open space:** Two-acre park; plazas on Garwood Way/Oak Grove Avenue facing Caltrain station; public office plaza described as "sheltered courtyard" with sitting areas, possibly outdoor dining.

- **Public benefits:** Garwood Way would be extended to connect Glenwood and Oak Grove avenues, providing an alternate traffic route and adding a bike path to improve ease of travel to the Caltrain station off Merrill Street. Other benefits to be negotiated as part of bonus level development.

- **Environmental impact report required:** Yes; currently underway.

- **What happens if M passes:** The project starts from scratch, according to Mr. Burke. The company "will most likely develop the maximum amount of medical office, which under the current plan we have agreed to keep at zero," he said.

If Greenheart adds more residential, the units would be larger to accommodate families rather than single technology workers, he said. And the developer would also look at bringing in big-box retail, according to Mr. Burke. "As you know, these larger format retailers have a hard time finding locations in desirable areas such as Menlo Park and Palo Alto so many are willing to pay very competitive rates to be in these high-income areas." ▣

council opted to adopt the initiative. The city was then sued for not complying with CEQA, and the final ruling upheld that land use initiatives brought by the voters don't have to comply.

But what counts as a voter-sponsored initiative? Initiatives brought by the council are subject to CEQA. If Measure M passes, it becomes law. Since the law would mandate city-wide

votes, would initiatives then have to be put on the ballot by the council, rather than voters?

Mr. Mueller said he would have to defer to a land use attorney to be certain of the correct interpretation, but he thought the most plausible result was that CEQA would be avoided under the measure's provisions.

"If you are a developer you could choose the process where-

by you go through all the time and expense to ask the city to go through an EIR, generate all the controversy, and then ask them to put the project on the ballot," he said. "But I believe the most likely result is if you are a developer, and your project has to go to a vote, knowing the law, the first option is going to be a voter initiative." ▣

Specific plan, Measure M timeline

By Sandy Brundage

Almanac Staff Writer

The process of developing the downtown/El Camino Real specific plan began in 2007, and continues today. Creating the initial plan cost Menlo Park approximately \$1.7 million.

2007-2008

- **Phase I: Visioning.** Thirty-six public meetings and workshops are held to determine what the community wants for Menlo Park. The council unanimously accepted the resulting visioning plan in July 2008.

2008

- **Consultant selection:** The city's seven-member consultant selection subcommittee holds five public meetings to evaluate proposals, including one from SMWM (shortly thereafter known as Perkins + Will), which clearly discloses its work for Stanford in Redwood City on page one of its cover letter. The council, with a motion made by Councilwoman Kelly Fergusson and seconded by Councilman Heyward Robinson, accepts the subcommittee's recommendation to hire Perkins + Will in December 2008.

2009-2012

- **Phase II — Specific Plan.** Fifty-eight public meetings are held as the proposed plan comes together, including 28 council and 18 Planning Commission meetings.

- The council approves the final result on June 5, 2012.

- In October 2012, Stanford's venture with developer John Arrillaga to build a mixed-use complex at 500 El Camino Real is revealed.

2013

- The first year after the specific plan's passage saw a lot of activity, both on the planning

and public comment fronts.

- The Planning Commission and City Council hold a review in 2013, one year after the plan was approved. (The plan calls for a review at least once every two years, if not sooner). Changes, including a cap on medical office space development, are recommended.

- In November, Greenheart unveils its mixed-use proposal for 1300 El Camino Real.

- Stanford's proposal undergoes revision after negotiations with a council subcommittee and neighborhood representatives. Medical offices are eliminated; the university agrees to redesign the public plaza and help fund a pedestrian bicycle undercrossing at Middle Avenue.

2014

The specific plan became the focus of the 2014 election.

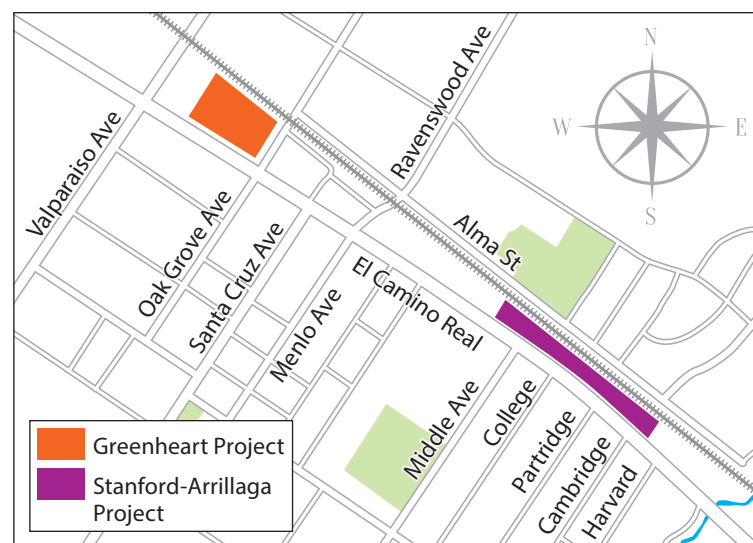
- Save Menlo begins gathering signatures to qualify the initiative for the Nov. 4 election ballot.

- By June, the initiative qualifies for the ballot, with at least 1,780 verified signatures by registered Menlo Park voters.

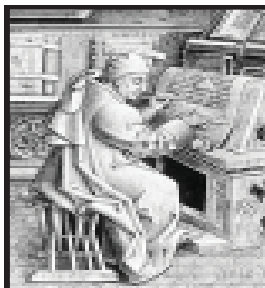
- The council opts to hire Lisa Wise Consulting to analyze the initiative's impacts. After the report comes back on July 10, the council votes unanimously to put the measure on the Nov. 4 ballot. (The council's only other option was to adopt the initiative.) The analysis and subsequent review of criticisms raised about the report cost the city \$163,420.

- Having undergone CEQA review, the council's recommended changes to the specific plan head into the approval phase. The Planning Commission unanimously supported the amendments on Oct. 6; the council is scheduled to vote on Oct. 28.

- Nov. 4 election will determine fate of Measure M. ▣



The Stanford and Greenheart developments would be at opposite ends of El Camino Real in Menlo Park.



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CALENDAR

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Community Events

Drought Action Day event, sponsored by towns of Woodside and Portola Valley, gives information on how to reduce water usage and support local plant and animal population. Oct. 18, 10 a.m.-3 p.m. Free. Portola Valley Town Center, 765 Portola Road, Portola Valley.

Woodside Pumpkin Festival brings together a variety of festive family activities, including pumpkin decorating, a haunted house, pony and carriage rides, a petting zoo, bounce houses and more. Sponsored by Mounted Patrol of San Mateo County. Oct. 12, 18 and 19, 9 a.m.-5 p.m. Free admission. Mounted Patrol Grounds, 521 Kings Mountain Road, Woodside. Call 650-269-2820. www.woodsidepumpkinfestival.com

Assemblyman Rich Gordon holds office hours in Portola Valley where the public can get information and share thoughts on state government. Oct. 16, 3-5 p.m. Free. Portola Valley Town Center, 765 Portola Road, Portola Valley. Call 650-691-2121. asmcd.org/members/a24/district/upcoming-events

Friends of Woodside Library will hold one of its twice annual book sales to benefit the library. Cookbooks, fiction, children's books and more will be available. Visitors can park across the street at Woodside School. Oct. 25, 10 a.m.-3 p.m. Free. Woodside Library, 3140 Woodside Road, Woodside. Call 650-851-0147. www.smcl.org

On Stage

'Curtains' Woodside Community Theatre production of the musical mystery in which a detective investigates the mysterious death on stage of a musical's leading woman. Thursday-Sunday, Oct. 25-Nov. 2, Thursday-Saturday at 8 p.m.; Sunday at 2 p.m. \$15-\$28. Woodside Performing Arts Center, 199 Churchill Ave., Woodside. Call 206-9282. www.woodside theatre.com

'Il Trovatore' West Bay Opera stages Giuseppe Verdi's masterpiece, a gripping drama set in medieval Spain. Performances include lavish costumes, video-enhanced sets and a cast with soprano Cynthia Clayton, tenor James Callon, baritone Krassen Karagiozov and mezzo-soprano Patrice Houston. Oct. 17, 19, 25 and 26, Friday and Saturday at 8 p.m., Sunday at 2 p.m. \$40-\$75. Lucie Stern Theatre, 1305 Middlefield Road, Palo Alto. Call 650-424-9999. www.wbopera.org

'The Woman In Black' Dragon Productions stages adaptation of Susan Hill's horror novella in which a traumatized man enlists a young actor to help exorcise the ghost of the Woman in Black. Oct. 10-Nov. 2, Thursday-Saturday, 8 p.m.; Sunday, 2 p.m. \$30. Dragon Theatre, 2120 Broadway St., Redwood City. www.dragonproductions.net/activities/2014-season/womaninblack.html

'Zoppe: An Italian Family Circus' This one-ring circus held in a 500-seat tent features Nino the clown, acrobatics, equestrian stunts and more, woven into a central story. Tuesday-Sunday, Oct. 10-26, see website for specific showtimes. \$10-\$25. Circus Tent, Red Morton Park, 1455 Madison Ave., Redwood City. www.redwoodcity.org/events/zoppe.html

Benefit

CHC Rocktoberfest This Californian twist on Oktoberfest will bring together beer, wine, food, dancing and the band PopRocks to benefit the Children's Health Council. Tickets are available on the website. Oct. 18, 6:30-10:30 p.m. \$125. NCEFT outdoor arena, 880 Runnymede Road, Woodside. Call 650-617-3812. chc.org/rocktoberfest

Classes/Workshops

'Creating a "New Normal" after Cancer' Cynthia McDonald, Ph.D., will lead a workshop on "Psychospiritual Integrated Therapy," tools designed to help individuals return to a "new normal" after going through cancer and cancer treatment. Oct. 18, 8:30 a.m.-4:30 p.m. \$50. Vallombrosa Center, 250 Oak Grove Ave., Menlo Park. Call 650-325-5614. www.vallombrosa.org

Parenting workshop. Martha Cravens leads workshop called "Stance: Shifting from Parenting to Modeling - When does parenting end?" Oct. 16, 7-8:30 p.m. Free. Bethany Lutheran Church, 1095 Cloud Ave., Menlo Park. Call 650-854-5897. www.bethany-mp.org/speakerseries

Creative writing class Phyllis Butler teaches weekly class on writing creatively for publication or personal satisfaction. Thursdays, Oct. 16-Nov. 6, 1-2 p.m. \$50 member; \$55 non-member; \$15 drop in. Little House Activ-

Kepler's event



Former secretary of defense Leon Panetta will discuss his autobiography, "Worthy

Fights," at 7:30 p.m. Friday, Oct. 17, at the Fox Theatre in Redwood City. "Leon Panetta in Conversation with Jim Newton" is sponsored by Kepler's Books. Mr. Newton is editor at large of the Los Angeles Times. Tickets range from \$25 to \$50. Go to tinyurl.com/leon107 or call FOX-7770 for more information or to buy tickets.

ity Center, 800 Middle Ave., Menlo Park. Call 650-326-2025 ext. 222. www.penvol.org/littlehouse/creative-writing.cfm

Intermediate Photoshop Elements class Contact library to register. Oct. 25, 10-11 a.m. Free. Portola Valley Library, 765 Portola Road, Portola Valley. Call 851-0560.

Clubs/Meetings

Non-Fiction Book Club discusses "How Children Succeed" by Paul Tough. Club meets on third Thursday of each month. Oct. 16, 1-2:30 p.m. Free. Portola Valley Library, 765 Portola Road, Portola Valley. Call 851-0560.

Peninsula Rose Society Barry Johnson leads session of sharing favorite rose pictures. Bring 20 photos on flash drive or DVD. Paintings can also be shared. Oct. 17, 7:15-9 p.m. Free. Redwood City Veterans Memorial Senior Center, 1455 Madison Ave., Redwood City. Call 465-3967. www.peninsularosesociety.org

Concerts

Albany Consort's Big Band Bash includes Vivaldi's "Autumn," a Bach birthday cantata and a Bach harpsichord concerto. 4-6 p.m. \$30 general; \$20 senior; \$10 student. St. Bede's Episcopal Church, 2650 Sand Hill Road, Menlo Park. Call 650-854-6555. www.stbedesmenlopark.org

Halloween Family Concert Redwood Symphony's Halloween concert includes violinists in witches' black, a Tour of the Orchestra, the suite from "Frozen" and "Nutcracker: The Untold Story." Oct. 26, 3-5 p.m. \$10-\$30. Canada College Main Theater, 4200 Farm Hill Blvd., Woodside. www.redwoodsymphony.org

Master Sinfonia Concert 1 in Portola Valley Maestro David Ramadanoff conducts Master Sinfonia Chamber Orchestra's first concert of 2014-15 season. Performance includes Jeremy Cavaterra's "Monterey Suite," Frederic Chopin's "Andante Spinato and Grand Polonaise Brillante," and Erno Dohnanyi's "Variations on a Nursery Song." Free reception with artists. Oct. 18, 8-10 p.m. \$15-\$25; free for youth under age 18. Valley Presbyterian Church, 945 Portola Road, Portola Valley. www.mastersinfonia.org

St. Lawrence String Quartet, Stanford's resident chamber group, performs pieces by Haydn and Schubert, and premiere of "Swallow" by Jonathan Berger. Oct. 19, 2:30 p.m. \$30-\$75. Bing Concert Hall, 327 Lasuen St., Stanford. live.stanford.edu

Family & Kids

2014 Halloween Hoopla Costumed community members will participate in this annual parade to Fremont Park, with trick-or-treating in downtown Menlo Park at participating stores until 3 p.m. and entertainment at Fremont. The parade will start at the Maloney Street parking lot off Santa Cruz Avenue. Oct. 25, 11:45 a.m.-3 p.m. Free. Fremont Park, Downtown Menlo Park. Call 650-330-2220. www.menlopark.org/events

Babies and Books Storytime for infants zero to 18 months old includes rhymes, songs, lap play, short stories and age-appropriate toys for play time afterward. Sponsor: Friends of Portola Valley Library. Oct. 20, 11 a.m.-noon. Free. Portola Valley Library, 765 Portola Road, Portola Valley. Call 650-851-0560. www.smcl.org

Children's music artist Dan Zanes, along with his multicultural band playing strings, drums and accordion, give a Stanford Live concert with American classics, Zulu and Mexican folk songs, sea shanties and more. Oct. 18, 2:30 p.m. \$25-\$45. Bing Concert Hall, 327 Lasuen St., Stanford. live.stanford.edu

Food & Drink

Portola Valley Farmers' Market Thursdays, year-round, 3-7 p.m. Portola Valley Town Center, 765 Portola Road, Portola Valley. www.portolavalleyfarmersmarket.com

Woodside Farmers' Market Sundays through Oct. 26, 10 a.m.-2 p.m. 3195 Woodside Road, Woodside. www.woodsidefarmersmarket.com

Talks & Authors

'New Directions for U.S. Water Policy' Hamilton Project and the Stanford Woods Institute for the Environment hold forum to discuss how better to manage water in face of ongoing drought. Oct. 20, 9 a.m.-1:30 p.m. Free. Stanford University, Paul Brest Hall, 555 Salvatierra Walk, Palo Alto. Call 202-540-7796. www.hamiltonproject.org/events/new_directions_for_u.s._water_policy/

Author Boris Fishman on 'A Replacement Life' In conversation with Ellen Sussman, Boris Fishman talks about his debut novel about a failed journalist forging Holocaust-restitution claims for Russian Jews in New York. Oct. 22, 7:30 p.m. Free. Kepler's Books, 1010 El Camino Real, Menlo Park. Call 324-4321. www.keplers.com/event/boris-fishman-ellen-sussman

Author Leslie Klinger on 'The New Annotated H. P. Lovecraft' Leslie Klinger will share his new expansive resource on a critical figure in horror fiction, "The New Annotated H. P. Lovecraft," complete with photographs, annotations and art. Oct. 21, 7:30 p.m. Free. Kepler's Books, 1010 El Camino Real, Menlo Park. Call 650-324-4321. www.keplers.com/event/leslie-s-klinger-annotated-hp-lovecraft

Author William Deresiewicz reads from his new book called "Excellent Sheep: The Miseducation of the American Elite and the Way to a Meaningful Life," in which sharply criticizes elite American education, the phenomenon of tiger parenting, and the profusion of college essay counselors. Oct. 23, 3:30-5 p.m. Free. Dinkelspiel Auditorium, 471 Lagunita Drive, Stanford. Call 736-6247. ethicsinsociety.stanford.edu/events/lectures/special-events/excellent-sheep-the-miseducation-of-the-american-elite-and-the-way-to

Tuesday Tea with George Selleck George Selleck shares his story of how a Jewish kid from Compton became an All-American point guard, turned down the NBA draft and set out on a mission to help kids rediscover the enjoyment of sports. Oct. 21, 1:30-2:30 p.m. Free for members; \$3 non-member. Little House Activity Center, 800 Middle Ave., Menlo Park. Call 650-326-2025 ext. 222. www.penvol.org/littlehouse/tuesday-tea.cfm

Teen Activities

Fireside Chat with Garth Nix and Michael Grant Garth Nix, a beloved name in the fantasy world, will share the fourth book of his Old Kingdom series, "Claribel: The Lost Ahorsens," and chat with Michael Grant, author of the Gone series, who will also discuss his new book, "Messenger of Fear." Oct. 23, 7 p.m. Free. Kepler's Books, 1010 El Camino Real, Menlo Park. Call 650-324-4321. www.keplers.com/event/youth-fireside-chat-garth-nix-and-michael-grant

Teen Pumpkin Carving Night The Menlo Park Library will host a pumpkin carving event for teens age 12 to 18. Pumpkins, tools and snacks will be provided, and costumes are encouraged. Oct. 24, 6:30-8:30 p.m. Free. Menlo Park Library, 800 Alma St., Menlo Park. Call 650-330-2530. www.eventbrite.com/e/teen-pumpkin-carving-night-tickets-13062509317

Tinkering Teens: Graffiti art This Tinkering Teens activity for kids in 6th grade and older at the Portola Valley Library will celebrate Teen Read Week with a graffiti art project using water to blend ink. Materials will be provided. Call or email the library to register. Oct. 16, 4-5 p.m. Free. Portola Valley Library, 765 Portola Road, Portola Valley. Call 650-851-0560. www.smcl.org

Et Alia

Ghost Run 5K at Nealon Park includes race, costume contest, Catch the Ghost activity, family festival. Fastest runners and best costumes awarded a pair of shoes from Fleet Feet Menlo Park. Finishers receive Ghost Run shirt. Oct. 25, 9:30-11 a.m. \$40 general; \$25 child. Nealon Park, 800 Middle Ave., Menlo Park. Call 325-9432. www.fleetfeetmenlopark.com/events/ghost-run-5k

United Nations Association Film Festival screens 70 documentaries on such topics as human rights, the environment, migration, women's issues, refugees, racism and health. Oct. 16-26. Locations: Palo Alto, East Palo Alto, Stanford and San Francisco. See website for details, prices. www.unaff.org

TOWN OF WOODSIDE
2955 WOODSIDE ROAD
WOODSIDE, CA 94062

INVITES APPLICATIONS FOR COMMITTEES

ARTS AND CULTURE COMMITTEE

Meets first Thursday of each month, 5:00 p.m.; appointed for two-year term

The Committee strengthens multigenerational community involvement by initiating, sponsoring and celebrating local art, creativity and cultural activities including, but not limited to, the areas of art, photography, design, music, horticulture, culinary arts, literature, drama and dance. The Committee will create opportunities to educate, inform and engage the community about cultural affairs and will organize and supervise events to showcase local creative talent

CIRCULATION COMMITTEE

Meets third Thursday of each month, 7:30 p.m.; appointed for two-year term.

The Committee supports the General Plan goal to balance circulation system user needs and works to foster a community of all users of the public roadway system, including motorists, bicyclists, pedestrians, and equestrians; works with the Town Engineer, Sheriff's Department and local and regional organizations to develop educational programs to promote traffic safety; advises staff and the Council about ways to make the roadway system safer for all users, to encourage effective traffic enforcement and to promote safe, convenient access to schools, Town businesses, public and private institutions and neighborhoods; reviews applications for special event permits for the Town's roadways, offers expert participation on the C/CAG Bicycle and Pedestrian Advisory Committee and makes recommendations regarding grant applications that seek to improve the Town's bicycle and pedestrian systems; confers with the Trails Committee on programs and recommendations of mutual interest.

EMERGENCY PREPAREDNESS COMMITTEE

Meets second Wednesday of each month, 5:30 p.m.; appointed for two-year term.

The Committee supports the General Plan Policies to institute or participate in education related to natural hazards and to support emergency preparedness education; works with Town staff to develop and maintain appropriate plans and procedures for responding to disasters, including wildfires, earthquakes, flood and other emergencies; supports the work of the Citizens' Emergency Response and Preparedness Program (CERPP) to develop a network of volunteers to respond to emergencies at the neighborhood level; works with staff to recruit, organize, train and maintain a team of volunteers who can assist staffing an Emergency Operations Center when Town staff is partially or wholly unavailable; works with staff to develop emergency communication facilities and capabilities and to provide residents of the Town with information and training in emergency topics.

OPEN SPACE COMMITTEE

Meets fourth Thursday of each month, 5:30 p.m.; appointed for two-year term.

The Committee advises and assists the Town Council, Planning Commission and staff in implementing the policies and goals of the Open Space and Conservation elements of the General Plan, specifically with respect to acquisition and maintenance of conservation easements and open space preservation.

RECREATION COMMITTEE

Meets first Thursday of each month, 7:30 p.m.; appointed for three-year term.

The Committee guides the activities of the community recreation programs.

SUSTAINABILITY AND CONSERVATION COMMITTEE

Meets fourth Monday of each month, 6:00 p.m.; appointed for two-year term.

The Committee advises and assists the Town Council, Planning Commission, and staff on conservation, open space, noise, public services and facilities as pertaining to the elements of the Town's General Plan.

WOODSIDE HISTORY COMMITTEE

Meets second Thursday of each month, 10:00 a.m.; appointed for two-year term.

The Committee advises the Town Council and staff regarding actions, policies and plans relating to historic preservation.

Committees are volunteer positions and serve in an advisory capacity to the Town Council.

Interested residents may request information and applications Monday through Friday, 8:00 a.m.-12 noon and 1-5:00 p.m., from the Town Clerk's Office at Town Hall, 2955 Woodside Road, or telephone (650) 851-6790, or through the Town's web site at www.woodsidetown.org. Vacancies are open until appointments are filled.

RealEstate

Real Estate Matters

Sales strong as Menlo Park new listings continue to shrink

by Hadar Guibara

It's no secret that fewer homes for sale throughout Silicon Valley coupled with larger numbers of qualified buyers has created an unusually tight market. This trend is well-mirrored in statistics coming out of Menlo Park in the first eight months of 2014.

Let's look at the changes in the number of new single-family home listings appearing on the market vs. the number of completed sales over the last four years during the period of January through August.

Progressively fewer homes available

During this eight-month period in 2011, 350 new listings hit the Multiple Listing Service. Of that number (and including listings already on



the market), 265 homes were sold.

A year later in 2012, during the same period, home prices were rising and

relief from the Great Recession was on the minds of homeowners. A total of 434 homes were put up for sale, yet total sales reached just 251, 14 fewer than the previous year.

In 2013, homeowners obviously had their reasons for staying put as they brought 298 homes to the Menlo Park market, a considerable decrease from the 434 new listings in January-August 2012. Among all available listings, 245 homes were sold.

Home sales activity has remained tight thus far in

2014, with 287 new listings, offset by 235 sales.

What we're seeing is properly presented homes moving off the market quickly. Many factors come into play in presenting a home for sale, some making the dwelling more attractive to buyers, others causing buyers to place less value on the property than the sellers are asking for. It's clear that in Menlo Park, the majority of homes that reach the market these days are very ready to be bought.

Ratio of sale price to list price

Current buyers in Menlo Park are willing to pay more than these "very ready" homes are listed for and consistently come in with offers reflecting that willingness. This is another trend that has seen

notable change over the past four years.

The sale price-to-list price (sp/lp) ratio shows how much buyers are paying over or under a home's asking price. In January-August of 2011, homes here were selling, on average, for about 99.6 percent of the listing price. In only two months did homes sell for more than the price being asked.

The sp/lp ratio jumped a little in favor of sellers in 2012, with all but two months seeing home sales *in excess* of their original prices. In April of that period, homes were bought at 104.6 percent of the dollar amounts shown on the listings.

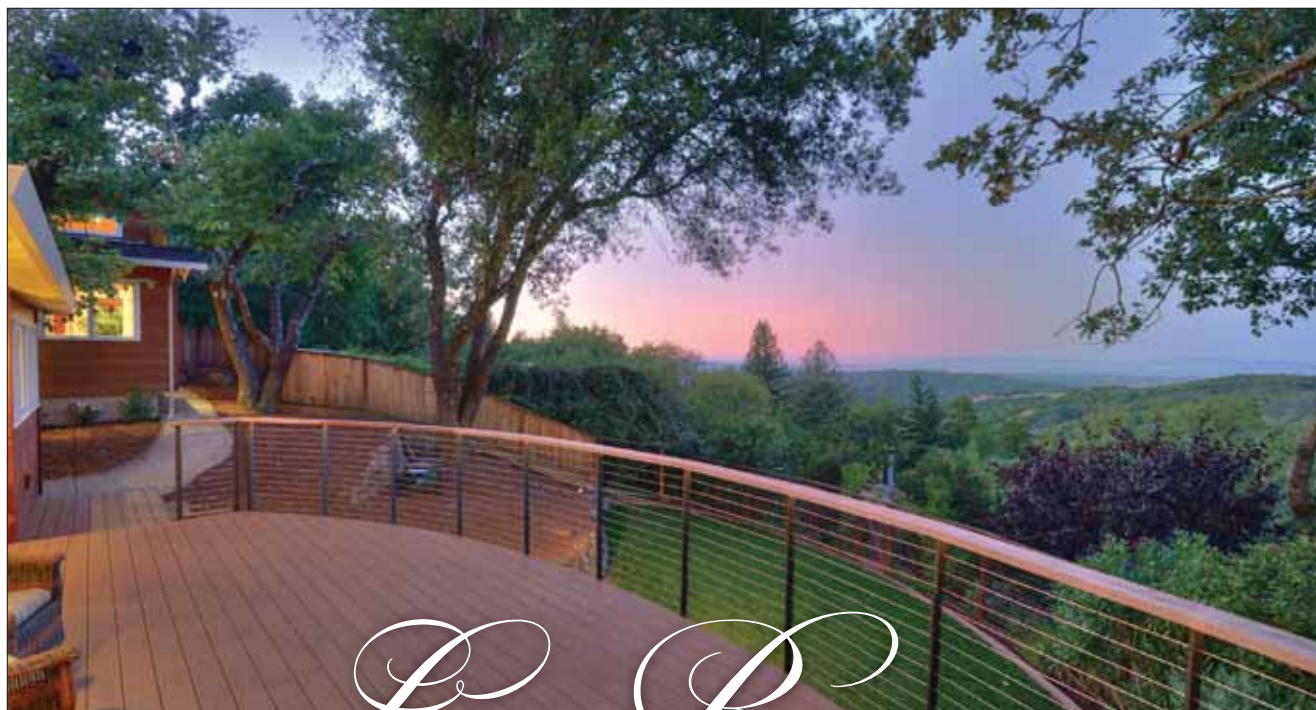
The tightening market that 2013 ushered in saw a major change in this statistic. During the first eight months, homes

were selling for between 101.4 percent and 109.1 percent of the asking price, with an average sp/lp ratio of 105.8 percent.

So far this year, the price that buyers are willing to pay for prime Menlo Park homes has increased, creating an average sp/lp ratio of 107.2 percent across the eight months.

Clearly the trend for the first two-thirds of the last four years has been fewer homes available on the market and rising percentages paid over initial listing prices. Don't expect this trend to change much over the next 12 months. ■

Hadar Guibara is a Realtor with Sereno Group of Palo Alto. She can be reached at hadar@serenogroup.com.



111 Lake Road PORTOLA VALLEY

- Remodeled country home with sweeping canyon and Bay views
- Elevated above the street for optimum privacy and views, yet with level lawn for play
- Flexible floor plan with 3 bedrooms and 1 bathroom
- Lot size of one-quarter acre (approximately 10,890 square feet)
- Approximately 1,610 square feet of living space
- The dramatic great room is the focal point of the home, with sophisticated country flair integrating living, dining, and kitchen; pine finishes the towering cathedral ceiling and floors throughout
- The chef's kitchen is fabulously appointed with a huge butcherblock island and elevated breakfast bar; fine cherry wood cabinetry on the perimeter is topped in granite with tiled backsplashes
- Stainless steel appliances, all by Thermador, include a gas range with 6 burners and oven, dishwasher, and built-in refrigerator
- Top-rated Portola Valley schools (buyer to confirm enrollment)

Offered at \$1,498,000

Information deemed reliable but not guaranteed.

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495 Van Buren Street LOS ALTOS



Bold & Beautiful Custom Estate

Offering a stunning statement of modern architecture infused with amazing light and fabulous flexibility, this home is like no other. The estate sits on park-like grounds on a private half acre lot, located in a sought after North Los Altos neighborhood within walking distance to top schools and just a moment's drive to the Village and top Silicon Valley companies.

Fall in love as you enter this stunning statement of modern architecture where striking beauty meets simple elegance. Infused with amazing light plus artisanal craftsmanship, this home is like no other. Sitting on park-like grounds this private half acre lot located in North Los Altos' most sought after neighborhood within walking distance to top schools and just a moment's drive to the Village and top Silicon Valley companies.

Entryway

Many windows at the façade and a solid wood and glass front door painted in plum showcase the quality workmanship and dynamic design found throughout.

Enter a solid wood, plum colored door, emblematic of consistent quality custom workmanship. The entry, peppered with dormer windows, sheds stunning natural light that flows throughout the house.

At a Glance

- 5 bedroom, 3.5 bath main home offering approximately 3,680 sq. ft.
- Separate office, bedroom and bath, and garage totaling approximately 880 sq. ft.
- Approximately 21,800 sq. ft. lot
- Custom-built in 1999
- Top-quality construction including maple floors and built-ins, Valli & Valli hardware, fitted window treatments
- Laundry center plumbed for dual washer and dryer sets with a laundry chute from upstairs
- Solar panels, alarm system, separate HVAC for main and outside structures
- Expansive level grounds with an entertainment terrace, lawn, assorted fruit trees and raised vegetable beds, gardening shed, and gated parking
- Ample space for a pool, expansion, etc.
- Santa Rita Elementary (API 941), Egan Middle (API 976), Los Altos High (API 895) (buyer to verify eligibility)
- 5 bedroom, 3.5 bath main home offering approximately 3,680 sq. ft.
- 2 room, full bath, separate cottage with granite, built-ins, flexibility galore, connected to garage, an additional 880 sq. ft.
- Approximately 21,800 sq. ft. lot
- Built to spec in 1999
- Custom, commercial grade construction with maple floors, complementing an array of built-ins, Valli & Valli hardware, fitted window treatments
- Laundry center plumbed for two, dual washer and dryer sets, fed through second floor laundry chute
- 7 KW solar panels, alarm system, separate HVAC in main and outside structures
- Manicured grounds with entertainment terrace, lawn, assorted fruit trees, raised vegetable beds, gardening shed, gated parking
- Ample space for pool, expansion, etc.

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www.1270Lincoln.com



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www.2091Park.com



731 De Soto Drive, Palo Alto Offered at \$2,788,000

Elegant Home in Duveneck/St. Francis 2,569 sq. ft. (per appraisal) on a 6,935 sq. ft. lot (per county), offering 4 bedrooms and 2.5 baths. Nearby are Eleanor Pardee Park, Rinconada Park, and Edgewood Shopping Center. Duveneck Elementary (API 956), Jordan Middle (API 934), and Palo Alto High (API 905) (buyer to verify enrollment).

www.731DeSotoDrive.com



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For more listings, photos, and
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Sold/Pending/Active



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Woodside/Portola Valley 2014: \$27,236,000
Sold/Pending/Active



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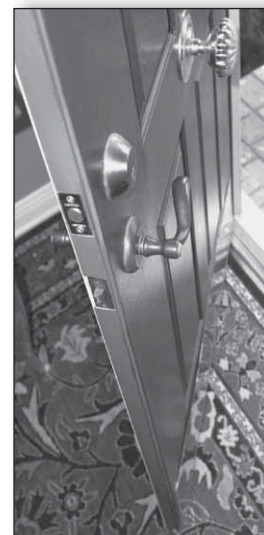


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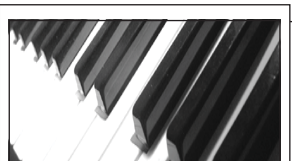
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 to Heritage for the Blind. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of.
 800-731-5042 (Cal-SCAN)

210 Garage/Estate Sales
LA: 655 Magdalena Ave. 10/17, 10-5; 10/18, 10-4
United Methodist Church Harvest Craft Faire. 55 artisans plus garden and gourmet shops. Coffee, snacks, lunch. At Foothill Expy.

MP: 355 San Mateo Dr., 10/18, 9-4
 At last, another great sale. REALLY good quality antiques, small furn., Asian items, glassware, dinnerware, pictures, silk scarves, stuffed animals. No early birds, please. Rain postpones to 10/25.

RWC: 1228 Douglas Ave. Fri. 10/17, 11am-2pm; Sat. 10/18, 9am-1pm
BIG RUMMAGE SALE benefits Lucile Packard Children's Hospital, Stanford. (Just south of Woodside Rd., bet. Broadway and Bayshore Fwy.) **CASH ONLY.** (650)497-8332 or during sale (650)568-9840

215 Collectibles & Antiques
Wanted
 Japanese antiques and swords. (650) 321-8095

230 Freebies
 FREE PIANO - FREE

235 Wanted to Buy
Classic car wanted by collector
 \$1000 Reward SPREAD THE WORD!
 If you can lead me to a successful acquisition of a classic foreign car or parts (older than 1970)
 Call Mark 408-455-2959

240 Furnishings/ Household items
 Lovely Dresser, Hutch, and Side - \$450 obo
 Teak Outdoor Furniture 24 Pieces - \$12,500

245 Miscellaneous
DirecTV
 starting at \$24.95/mo. Free 3-Months of HBO, starz, SHOWTIME and CINEMAX. FREE RECEIVER Upgrade! 2014 NFL Sunday Ticket
 Included with Select Packages. Some exclusions apply - Call for details 1-800-385-9017. (Cal-SCAN)

DISH TV Retailer
 Starting at \$19.99/month (for 12 mos.) & High Speed Internet starting at \$14.95/month (where available). SAVE! Ask About SAME DAY Installation! CALL Now!
 1-800-357-0810. (Cal-SCAN)

Kill Roaches!
 Buy Harris Roach Tablets. Eliminate Roaches-Guaranteed. No Mess, Odorless, Long Lasting. Available at ACE Hardware, The Home Depot, homedepot.com (AAN CAN)
 Antique Music - \$Negotiable
 SoleusAir Halogen Heater + More - \$39

Kid's Stuff

340 Child Care Wanted
 Seeking Help Tuesday Afternoons

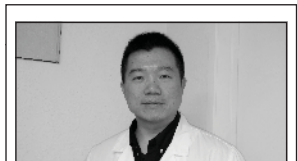
350 Preschools/ Schools/Camps
Did You Know
 Newspaper-generated content is so valuable it's taken and repeated, condensed, broadcast, tweeted, discussed, posted, copied, edited, and emailed countless times throughout the day by others? Discover the Power of Newspaper Advertising. For a free brochure call 916-288-6011 or email cecilia@cnpa.com (Cal-SCAN)
 Waldorf Homebased Family Program

355 Items for Sale
 Yard Sale: Kids Stuff

Mind & Body

403 Acupuncture
 Ivy Acupuncture and Herb Clinic

To place a Classified ad in The Almanac, The Palo Alto Weekly or The Mountain View Voice call 326-8216 or at fogster.com



Treatments for Alzheimers
 Acupuncturist Jay Wang PhD, specialized in chronic illness for seniors. Call 650-485-3293 for a free consultation. 747 Altos Oaks Dr., Los Altos

415 Classes
 Mixed-Level Belly Dance Classes

425 Health Services
Safe Step Walk-in Tub
 Alert for Seniors. Bathroom falls can be fatal. Approved by Arthritis Foundation. Therapeutic Jets. Less Than 4 Inch Step-In. Wide Door. Anti-Slip Floors. American Made. Installation Included. Call 800-799-4811 for \$750 Off. (Cal-SCAN)

Jobs

500 Help Wanted
Dry Cleaners Counter Person
 We are a family-owned dry cleaners located in downtown Los Altos looking for a full/part-time counter person. Flexible hours/No experience necessary/ Good communication/Bright cheery persons/\$10 start DOE/*Must be available Saturdays
 If interested, please drop by our store between 10am and 6pm, M-F! Webtown Dry Cleaners: 227 First St. Los Altos 650-949-0880 Store Main 650-814-4874 Jin (Owner)

German Teacher needed for Saturday School
 The German-American School of Palo Alto (Saturday School) is looking for new teachers for our Kindergarten and Elementary classes. Applicants should be native or near-native speakers and have experience in teaching or working with children. Classes are in session from 9am - 12noon 30 Saturdays per school year from Sept to May. For more information about our school, please visit: www.gaspa-ca.org If interested, please submit your resume to our Director of Education (preferably in German) to doe@gaspa-ca.org

Medical office - part time
 Small pediatric medical office in Palo Alto needs part time 16-20 hours/week in reception, scheduling, and data entry. Experience preferred but communication skills and cheerful personality are more important. We have an EHR and computer skills and typing are mandatory. Starting salary is a minimum of \$20/hour. Must be precise and thorough and be able to multitask
 If interested send resume and two references to office@michaeltaymormd.com

550 Business Opportunities
Avon
 Earn extra income with a new career! Sell from home, work, online. \$15 startup. For information, call: 877-830-2916. (CalSCAN)

560 Employment Information
\$1,000 Weekly!!
 Mailing brochures from home. Helping home workers since 2001. Genuine Opportunity. No Experience required. Start Immediately
www.mailingmembers.com (AAN CAN)

Africa, Brazil Work/Study!
 Change the lives of others and create a sustainable future. 1, 6, 9, 18 month programs available. Apply now!
www.OneWorldCenter.org 269.591.0518
info@OneWorldCenter.org (AAN CAN)

Drivers: Attn: Drivers
 Be a Name, Not a Number. \$\$\$ Up to 50 cpm + Bonuses \$\$\$ 401k + Family Friendly. CDL-A Required. (877) 258-8782
[meltontuck.com/drivers](http://meltontruck.com/drivers) (Cal-SCAN)

Drivers: Start With Our training
 or continue your solid career. You Have Options! Company Drivers, Lease Purchase or Owner Operators Needed. 888-891-2195 www.CentralTruckDrivingjobs.com (CalSCAN)

Drivers: Truck Drivers
 Obtain Class A CDL in 2 1/2 weeks. Company Sponsored Training. Also Hiring Recent Truck School Graduates, Experienced Drivers. Must be 21 or Older. Call: (866) 275-2349. (Cal-SCAN)

Business Services

624 Financial
Big Trouble with IRS?
 Are you in BIG trouble with the IRS? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Seen on CNN. A BBB. Call 1-800-761-5395. (Cal-SCAN)

Do You Owe \$10,000
 to the IRS or State in back taxes? Get tax relief now! Call BlueTax, the nation's full service tax solution firm. 800-393-6403. (Cal-SCAN)

Identity Protected?
 Is Your Identity Protected? It is our promise to provide the most comprehensive identity theft prevention and response products available! Call Today for 30-Day FREE TRIAL 1-800-908-5194. (Cal-SCAN)

Real Estate Loans
 Get cash loan! Buy property; Buy low down; Buy no down; Buy rentals to live free; buy below value; Pay bills & taxes; Stop foreclosure; Using our cash loan; Ask us how. Free quote - No obligation. CA-BRE#00707520. www.Equity1Loans.com. Call 661 330 2222. Hablo Espanol. (Cal-SCAN)

Reduce Your Past Tax Bill
 by as much as 75 Percent. Stop Levies, Liens and Wage Garnishments. Call The Tax DR Now to see if you Qualify 1-800-498-1067. (Cal-SCAN)

Investor Wanted
 Invest in PV \$150K 2nd DOT 2 year term. Call for details 650-740-1110 timmckeeagan@sbcglobal.net

648 Horses-Boarding/Training
Did You Know
 7 IN 10 Americans or 158 million U.S. Adults read content from newspaper media each week? Discover the Power of Newspaper Advertising.
 For a free brochure call 916-288-6011 or email cecilia@cnpa.com (Cal-SCAN)

Health and Dental Insurance
 Lowest Prices. We have the best rates from top companies! Call Now! 888-989-4807. (CalSCAN)

No phone number in the ad?
GO TO FOGSTER.COM
 for contact information



Home Services

704 Audio/Visual

Did You Know
144 million U.S. Adults read a Newspaper print copy each week? Discover the Power of Newspaper Advertising. For a free brochure call 916-288-6011 or email cecelia@cnpa.com (Cal-SCAN)

715 Cleaning Services

Isabel and Elbi's Housecleaning
Apartments and homes. Excellent references. Great rates. 650/670-7287 or 650/771-8281

748 Gardening/Landscaping

J. Garcia Garden Maintenance Service
Free est. 21 years exp. 650/366-4301 or 650/346-6781

LANDA'S GARDENING & LANDSCAPING

*Yard Maint. *New Lawns. *Rototill
*Clean Ups *Tree Trim *Power Wash
*Irrigation timer programming.
18 yrs exp. Ramon, 650/576-6242
landaramon@yahoo.com

Orozco Landscapes

All Outdoor Garden Needs
Landscape Design/Maintenance
Call Lalo (650)387-3981

R.G. Landscape

Yard Clean-ups, debris removal,
maintenance, installations. Free est.
650/468-8859

Tired of Mow, Blow and Go?

Owner operated, 40 years exp. All
phases of gardening/landscaping. Ref.
Call Eric, 408/356-1350

751 General Contracting

A NOTICE TO READERS:

It is illegal for an unlicensed person to perform contracting work on any project valued at \$500.00 or more in labor and materials. State law also requires that contractors include their license numbers on all advertising. Check your contractor's status at www.cslb.ca.gov or 800-321-CSLB (2752). Unlicensed persons taking jobs that total less than \$500.00 must state in their advertisements that they are not licensed by the Contractors State License Board.

757 Handyman/Repairs

ABLE HANDYMAN FRED
30 Years Experience
650.529.1662
650.483.4227

- Complete Home Repairs
- Remodeling
- Professional Painting
- Carpentry
- Plumbing
- Electrical
- Custom Cabinets
- Decks & Fences

759 Hauling

J & G HAULING SERVICE
Misc. junk, office, gar., furn.,
mattresses, green waste, more.
Lic./ins. Free est. 650/743-8852
(see my Yelp reviews)

767 Movers

Sunny Express Moving Co.
Affordable, Reliable, References
Lic. CalT 191198. 650/722-6586 or
408/904-9688

771 Painting/Wallpaper

DAVID AND MARTIN PAINTING
Quality work
Good references
Low price
Lic. #52643 (650) 575-2022

Glen Hodges Painting

Call me first! Senior discount. 45 yrs.
#351738. 650/322-8325

H.D.A. Painting and Drywall

Interior/exterior painting, drywall
installed. Mud, tape all textures. Free est.
650/207-7703

STYLE PAINTING

Full service painting. Insured. Lic.
903303. 650/388-8577

775 Asphalt/Concrete

Mtn. View Asphalt Sealing
Driveway, parking lot seal coating.
Asphalt repair, striping, 30+ years.
Family owned. Free est. Lic. 507814.
650/967-1129

Roe General Engineering

Asphalt, concrete, pavers, tiles, sealing,
artificial turf. 36 yrs exp. No job too
small. Lic #663703. 650/814-5572

779 Organizing Services

End the Clutter & Get Organized
Residential Organizing
by Debra Robinson
(650)390-0125

789 Plaster/Stucco

Stucco
Patch and crack repair, texture match,
windows, doors. 30 years exp. Refs. avail.
Small jobs only. 650/248-4205

790 Roofing

Tapia Roofing
Family owned. Residential roofing,
dry rot repair, gutter and down-
spouts. Lic # 729271. 650/367-8795
www.Tapiarroofing.net

Real Estate

801 Apartments/Condos/Studios

Sunnyvale, 2 BR/1 BA - \$2095.00

805 Homes for Rent

Mountain View, 3 BR/3 BA - \$4100/Mo.
Mt. View, 3 BR/2.5 BA - \$4000

Palo Alto Home, 4 BR/2 BA - \$4700. mon

Sunnyvale, 3 BR/2 BA
Remodeled home best location minutes
to hwy 85 \$3295

809 Shared Housing/Rooms

All Areas: Roommates.com
Lonely? Bored? Broke? Find the perfect
roommate to complement your person-
ality and lifestyle at Roommates.com!
(AAN CAN)

Redwood City, 1 BR/2 BA - \$850/mo

810 Cottages for Rent

Atherton Area, 1 BR/1.5 BA - \$4600 obo

815 Rentals Wanted

PA: 4-5 BR House Short Term
Visiting Prof. at Stanford and family from
Norway seeks 4-5 bedroom house to
rent for 4 mo., Dec. 10 - April 15. Rent
\$5-9000 per mo. siri.brekke@gmail.com

825 Homes/Condos for Sale

Menlo Park, 3 BR/2 BA - \$899000

Palo Alto, 3 BR/2 BA - \$1099000

Sunnyvale, 3 BR/2 BA - \$899000

845 Out of Area

Income In The Redwoods
Rstrnt/Store/Gas sta/3 homes
Ministor pot. Hiwy 1 frontage
Leggett

850 Acreage/Lots/Storage

Historic Oceanfront Ranch
Restaur/Store/Gas/3 homes Mini storage
pot. Hiwy 1 front Leggett
Gregg Kuljian 707-964-5992
BRE 01952631
Vivian Reese BRE 01234092
North Coast Land

Public Notices

995 Fictitious Name Statement

GREEN PAINTING CO.
FICTITIOUS BUSINESS NAME STATEMENT
File No.: M-262321
The following person (persons) is (are)
doing business as:
Green Painting Co., located at 561
9 Ave., Menlo Park, CA, San Mateo
County.

Registered owner(s):
ELYAQYM CHILQIYAHUW
561 9 Ave.
Menlo Park, CA 94025

This business is conducted by: An
Individual.

The registrant commenced to transact
business under the fictitious business
name(s) listed herein on N/A.
This statement was filed with the
County Clerk-Recorder of San Mateo
County on September 18, 2014.
(ALM Oct. 1, 8, 15, 22, 2014)

OK PHO
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 262370

The following person (persons) is (are)
doing business as:
OK Pho, located at 1 San Pedro Road
#11B, Colma, CA 94014, San Mateo
County.

Registered owner(s):
WAI WAI CORPORATION
1 San Pedro Road #11B
Colma, CA 94014

This business is conducted by: A
Corporation.

The registrant commenced to transact
business under the fictitious business
name(s) listed herein on N/A.
This statement was filed with the
County Clerk-Recorder of San Mateo
County on September 23, 2014.
(ALM Oct. 1, 8, 15, 22, 2014)

OG Steam
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 262304

The following person (persons) is (are)
doing business as:
OG Steam, located at 3109 Hoover St.,
Redwood City, CA 94063, San Mateo
County.

Registered owner(s):
ORLANDO GODINEZ GARCIA
3109 Hoover St.
Redwood City, CA 94063

This business is conducted by: An
Individual.

The registrant commenced to transact
business under the fictitious business
name(s) listed herein on N/A.
This statement was filed with the
County Clerk-Recorder of San Mateo
County on September 17, 2014.
(ALM Oct. 1, 8, 15, 22, 2014)

FOTOMAG
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 262430

The following person (s) is (are) doing
business as:
FotoMag, located at 151 Campo Bello
Lane, Menlo Park, CA 94025, San Mateo
County.

Registered owner(s):
MAGGIE WAI-YEE LEUNG
151 Campo Bello Lane
Menlo Park, CA 94025

This business is conducted by: An
Individual.

The registrant commenced to transact
business under the fictitious business
name(s) listed herein on N/A.
This statement was filed with the
County Clerk-Recorder of San Mateo
County on September 29, 2014.
(ALM Oct. 8, 15, 22, 29, 2014)

PIPELO
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 262472

The following person (persons) is (are)
doing business as:
Pipelo, located at 101 Maple Street,
#1303, Redwood City, CA 94063, San
Mateo County.

Registered owner:
MARC LEBOEUF
101 Maple St., #1303
Redwood City, CA 94063

This business is conducted by: An
Individual.

The registrant commenced to transact
business under the fictitious business
name(s) listed herein on N/A.
This statement was filed with the
County Clerk-Recorder of San Mateo
County on October 2, 2014.
(ALM Oct. 8, 15, 22, 29, 2014)

FILING YOUR FICTITIOUS BUSINESS NAME
STATEMENT? We Offer Professional Help. ALMANAC
• 223-678.

File No. 262415
FICTITIOUS BUSINESS
NAME STATEMENT
The following person(s) is (are) doing
business as: LORNA JANE ACTIVE LIVING,
1674 20th Street, Santa Monica, CA
90404, County of
Los Angeles

Registered Owner(s): Lorna Jane USA,
Inc., California, 1674 20th Street, Santa
Monica, CA 90404

This business is conducted by:

a corporation.
The registrant commenced to transact
business under the fictitious business
name or names listed above on N/A.
I declare that all information in this
statement is true and correct. (A reg-
istrant who declares as true information
which he or she knows to be false is
guilty of a crime.)
Signature of Registrant:
William Clarkson, President
This statement was filed with the
County Clerk of SAN MATEO COUNTY on
September 29, 2014.

Notice - In accordance with subdivision
(a) of Section 17920, a Fictitious Name
Statement generally expires at the end
of five years from the date on which
it was filed in the Office of the County
Clerk. Except, as provided in subdivision
(b) of Section 17920, where it expires
40 days after any change in the facts
set forth in the statement pursuant to
Section 17913 other than a change in the
residence address of a registered
owner. A New Fictitious Business Name
Statement must be filed before the
expiration.

The filing of this statement does not
itself authorize the use in this state of
a Fictitious Business Name in violation
of the rights of another under Federal,
State, or Common Law (See Section
14411 et seq., Business and Professions
Code).

MARK CHURCH, COUNTY CLERK
SAN MATEO COUNTY
BY: GLENN SCHANGTIN, Deputy Clerk

VIRTUAL CYCLES
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 262417

The following person (persons) is (are)
doing business as:
Virtual Cycles, located at 444 Kings Mtn.
Rd., Woodside, CA 94062, San Mateo
County.

Registered owner(s):
A. GREG DERTOROSSIAN
444 Kings Mtn. Rd.
Woodside, CA 94062

This business is conducted by: An
Individual.

The registrant commenced to transact
business under the fictitious business
name(s) listed herein on N/A.
This statement was filed with the
County Clerk-Recorder of San Mateo
County on September 29, 2014.
(ALM Oct. 15, 22, 29, Nov. 5, 2014)

J. STEWART INTERIORS
K. STEWART CONSULTING
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 262495

The following person (persons) is (are)
doing business as:

1.) J. Stewart Interiors, 2.) K. Stewart
Consulting, located at 1115 Cascade
Drive, Menlo Park, CA 94025, San Mateo
County.

Registered owner(s):
J. STEWART INTERIORS LLC
1115 Cascade Drive
Menlo Park, CA 94025

This business is conducted by: A Limited
Liability Company.

The registrant commenced to transact
business under the fictitious business
name(s) listed herein on 9/1/2014.
This statement was filed with the
County Clerk-Recorder of San Mateo
County on October 3, 2014.
(ALM Oct. 15, 22, 29, Nov. 5, 2014)

997 All Other Legals

NOTICE OF PETITION TO ADMINISTER
ESTATE OF:
DONALD ROBERT CURRAN
A Non-Domiciliary Decedent
Case No.: 124896

To all heirs, beneficiaries, creditors,
contingent creditors, and persons
who may otherwise be interested in
the will or estate, or both, of DONALD
ROBERT CURRAN, DONALD ROBERTSON
CURRAN and DONALD R. CURRAN.
A Petition for Probate has been filed
by: JANET M. SHOCKEY in the Superior
Court of California, County of SAN
MATEO.

The Petition for Probate requests that:
JANET M. SHOCKEY be appointed as
personal representative to administer
the estate of the decedent.
The petition requests the decedent's
will and codicils, if any, be admitted to
probate. The will and any codicils are
available for examination in the file kept
by the court.
The petition requests authority to

administer the estate under the
Independent Administration of
Estates Act. (This authority will allow
the personal representative to take
many actions without obtaining court
approval. Before taking certain very
important actions, however, the per-
sonal representative will be required to
give notice to interested persons unless
they have waived notice or consented
to the proposed action.) The indepen-
dent administration authority will be
granted unless an interested person files
an objection to the petition and shows
good cause why the court should not
grant the authority.

A HEARING on the petition will be
held on October 31, 2014 at 9:00 a.m.
in Dept.: 28, of the Superior Court of
California, County of San Mateo, located
at 400 County Center, Redwood City,
CA 94063.

If you object to the granting of the peti-
tion, you should appear at the hearing
and state your objections or file written
objections with the court before the
hearing. Your appearance may be in
person or by your attorney.

If you are a creditor or a contingent
creditor of the decedent, you must file
your claim with the court and mail a
copy to the personal representative
appointed by the court within the later
of either (1) four months from the date
of first issuance of letters to a general
personal representative, as defined in
section 58 (b) of the California Probate
Code, or (2) 60 days from the date of
mailing or personal delivery to you
of a notice under section 9052 of the
California Probate Code.

Other California statutes and legal
authority may affect your rights as a
creditor. You may want to consult with
an attorney knowledgeable in California
law.

You may examine the file kept by the
court. If you are a person interested in
the estate, you may file with the court
a Request for Special Notice (form
DE-154) of the filing of an inventory
and appraisal of estate assets or of
any petition or account as provided in
Probate Code section 1250. A Request
for Special Notice form is available from
the court clerk.

Attorney for Petitioner:
/s/ Barbara J. Kiem

Attorney at Law
750 Menlo Avenue, Suite 100
Menlo Park, CA 94025
(650)324-8502
(ALM Oct. 1, 8, 15, 2014)

Trustee Sale No. 14-001452 PHH Title
Order No. 1630739 APN 074-053-140
NOTICE OF TRUSTEE'S SALE YOU ARE
IN DEFAULT UNDER A DEED OF TRUST
DATED 01/16/07. UNLESS YOU TAKE
ACTION TO PROTECT YOUR PROPERTY,
IT MAY BE SOLD AT A PUBLIC SALE.
IF YOU NEED AN EXPLANATION OF
THE NATURE OF THE PROCEEDINGS
AGAINST YOU, YOU SHOULD CONTACT
A LAWYER. On 11/04/14 at 12:30 pm,
Aztec Foreclosure Corporation as the
duly appointed Trustee under and pur-
suant to the power of sale contained in
that certain Deed of Trust executed by
Bruce A. Goitia and Kathleen J. Jensen,
Husband and Wife, as Trustor(s), in favor
of Mortgage Electronic Registration
Systems, Inc., solely as Nominee for
Merrill Lynch Credit Corporation, a
Delaware Corporation, as Beneficiary,
Recorded on 01/24/07 in Instrument
No. 2007-011369 of official records in
the Office of the county recorder of
SAN MATEO County, California; HSBC
BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR JP MORGAN MORTGAGE
TRUST 2007-A2 MORTGAGE PASS-
THROUGH CERTIFICATES, as the cur-
rent Beneficiary, WILL SELL AT PUBLIC
AUCTION TO THE HIGHEST BIDDER
FOR CASH (payable at time of sale in
lawful money of the United States,
by cash, a cashier's check drawn by a
state or national bank, a check drawn
by a state or federal credit union, or
a check drawn by a state or federal
savings and loan association, savings
association, or savings bank specified
in section 5102 of the Financial Code
and authorized to do business in this
state), At the Marshall St. entrance to
the Hall of Justice and Records 400
County Center, Redwood City, CA, all
right, title and interest conveyed to and
now held by it under said Deed of Trust
in the property situated in said County,
California described as: 1910 AVY
AVENUE, MENLO PARK, CA 94025 The
property heretofore described is being
sold "as is". The undersigned Trustee
disclaims any liability for any incorrect-
ness of the street address and other
common designation, if any, shown
herein. Said sale will be made, but with-
out covenant or warranty, expressed or
implied, regarding title, possession, or
encumbrances, to pay the remaining
principal sum of the note(s) secured by

said Deed of Trust, with interest thereon,
as provided in said note(s), advances,
if any, under the terms of the Deed
of Trust, estimated fees, charges and
expenses of the Trustee and of the trusts
created by said Deed of Trust, to-wit:
\$1,082,021.31 (Estimated good through
10/7/14) Accrued interest and additional
advances, if any, will increase this figure
prior to sale. The undersigned caused
said Notice of Default and Election to
Sell to be recorded in the county where
the real property is located and more
than three months have elapsed since
such recording. DATE: October 9,
2014 Elaine Malone Assistant Secretary
& Assistant Vice President Aztec
Foreclosure Corporation 20 Pacifica,
Suite 1460 Irvine, CA 92618 Phone:
(877) 257-0717 or (602) 638-5700 Fax:
(602) 638-5748 www.aztectrustee.com
NOTICE TO POTENTIAL BIDDERS: If you
are considering bidding on this prop-
erty lien, you should understand that
there are risks involved in bidding at a
trustee auction. You will be bidding on
a lien, not on the property itself. Placing
the highest bid at a trustee auction does
not automatically entitle you to free and
clear ownership of the property. You
should also be aware that the lien being
auctioned off may be a junior lien. If you
are the highest bidder at the auction,
you are or may be responsible for pay-
ing off all liens senior to the lien being
auctioned off, before you can receive
clear title to the property. You are
encouraged to investigate the existence,
priority, and size of outstanding liens
that may exist on this property by con-
tacting the county recorder's office or a
title insurance company, either of which
may charge you a fee for this informa-
tion. If you consult either of these
resources, you should be aware that the
same lender may hold more than one
mortgage or deed of trust on the prop-
erty. NOTICE TO PROPERTY OWNER: The
sale date shown on this notice of sale
may be postponed one or more times
by the mortgagee, beneficiary, trustee,
or a court, pursuant to Section 2924g
of the California Civil Code. The law
requires that information about trustee
sale postponements be made available
to you and to the public, as a courtesy
to those not present at the sale. If you
wish to learn whether your sale date has
been postponed, and, if applicable, the
rescheduled time and date for the sale
of this property, you may call or visit the
Internet Web site, using the file num-
ber assigned to this case 14-001452.

Information about postponements
that are very short in duration or that
occur close in time to the scheduled
sale may not immediately be reflected
in the telephone information or on
the Internet Web site. The best way to
verify postponement information is to
attend the scheduled sale. Call 714-
573-1965 <http://www.Priorityposting.com>
Or Aztec Foreclosure Corporation
(877) 257-0717 www.aztectrustee.com
P1115824 10/15, 10/22, 10/29/2014
ALM

ORDER TO SHOW CAUSE FOR CHANGE
OF NAME SUPERIOR COURT OF THE
STATE OF CALIFORNIA FOR THE COUNTY
OF SAN MATEO

Case No.: CIV530546
TO ALL INTERESTED PERSONS:
Petitioner LAURIE GAIL BRIGHAM filed
a petition with this court for a decree
changing names as follows:

A.) LAURIE GAIL BRIGHAM to LAURIE
GAIL MATTSOON
B.) LORIE GAIL MURPHY to LAURIE GAIL
MATTSOON.

THE COURT ORDERS that all persons
interested in this matter appear before
this court at the hearing indicated
below to show cause, if any, why the
petition for change of name should not
be granted. Any person objecting to the
name changes described above must
file a written objection that includes the
reasons for the objection at least two
court days before the matter is sched-
uled to be heard and must appear at the
hearing to show cause why the petition
should not be granted. If no written
objection is timely filed, the court may
grant the petition without a hearing.

NOTICE OF HEARING: W. December 3,
2014, 9:00 a.m., Dept.: PJ, Room: 2J of
the Superior Court of California, County
of San Mateo, located at 400 County
Center, Redwood City, CA 94063.
A copy of this ORDER TO SHOW CAUSE
shall be published at least once each
week for four successive weeks prior to
the date set for hearing on the petition
in the following newspaper of general
circulation, printed in this county:
THE ALMANAC
Date: October 6, 2014
/s/ Robert D. Foiles
JUDGE OF THE SUPERIOR COURT
(ALM Oct. 15, 22, 29, Nov. 5, 2014)

Coldwell Banker

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KELLY GRIGGS
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CalBRE #00870468/01812313

35 RALSTON RD \$14,900,000
5BR/7BA+3 half BA. New, custom-built French masterpiece in quiet W Atherton location. Built with incredible quality & unsurpassed attention to detail.



ATHERTON



HUGH CORNISH
NATALIE COMARTIN
650.619.6461
hcornish@cbtnorcal.com
CalBRE #00912143/01484129

2 SERRANO DR \$7,200,000
3 levels incl. 6 BR's-each w/en-suite bath. Library, F/R, media rm & custom wine cellar. Impressive grounds w/pool, spa, fplc, outdoor kitchen w/BBQ.



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WENDI SELIG-AIMONETTI
650.465.5602
wselig@cbtnorcal.com
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1010 SHARON PARK DR \$3,998,000
This magnificent home offers a grand living room, 2 family rooms, mstr bdrm w/ amazing views of lake & western hills. Tranquil & private rear yard.

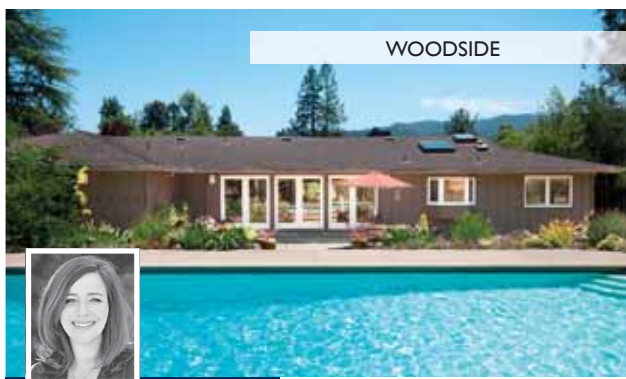


PORTOLA VALLEY



DEAN ASBORNO
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www.DeanAsborno.com
CalBRE #01274816

1390 WESTRIDGE DR \$3,495,000
Over an acre of tree-studded land with views out to Windy Hill. 1-level main home offers 4BD/3.5BA, incl. mstr suite w/ deck. Attached 2-story 1BD apt.



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128 AUDIFFRED LN \$3,295,000
This beautifully updated 5BD/3BA home is situated on a quiet cul-de-sac within walking distance to town. The best of California indoor/outdoor living.



MENLO PARK



TIM KERNS
650.430.4052
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221 LAUREL ST \$2,295,000
Renovated & Expanded home in Linfield Oaks. Includes stylishly appointed open design, hardwood floors, spacious living room & formal dining area.



PORTOLA VALLEY



ELAINE WHITE
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ewhite@cbtnorcal.com
CalBRE #01182467

281 GABARDA WAY \$2,195,000
Lovely Ladera 3BR/2.5 bath w/open flex floorplan, new kitchen, updated baths, new paint, new roof, refinished hardwood floors. 281 gabardaway.crb.com

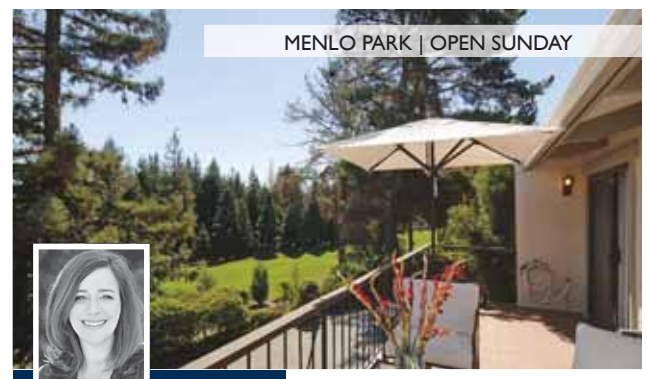


CENTRAL MENLO



LYN JASON COBB
650.464.2622
lynjason.cobb@cbtnorcal.com
CalBRE #01332535

1985 OAK AV \$1,895,000
Fabulous 3br/2ba ranch-style home on a uniquely lrg corner lot. Numerous expansion possibilities. Close to Schools, Stanford Shopping & Downtown MP.



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edemma@cbtnorcal.com
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184 SAND HILL CI \$1,795,000
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ERIKA DEMMA
650.740.2970
edemma@cbtnorcal.com
CalBRE #01230766

472 SAND HILL CI \$1,695,000
Wonderful bright Townhome w/wvs of Sharon Heights Golf Course. Lg outdoor patio garden area. Gleaming hwd flrs. Lg LR w/FP. www.472sandhillcircle.com



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LOUISE DEDERDA
650.325.6161
CalBRE #00409938

417 SHIRLEY WAY \$1,498,000
Menlo Park Schools. Off Gilbert in the Willows. Kitchen remod '08. Hdwd floors, Lg. yard. Adjacent to Willow Oaks Park w/ tennis, playground, dog park.



PALO ALTO



BONNIE BIORN
650.888.0846
bonnie.biorn@cbtnorcal.com
CalBRE #01085834

4173 EL CAMINO REAL #46 \$1,250,000
3-story townhome w/ hardwood floors, 2 fireplaces, high ceilings, multiple balconies. LR/DR, eat-in kitchen. 2-c garage, central pool. PA schools.



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