

The Almanac

THE HOMETOWN NEWSPAPER FOR MENLO PARK, AHERTON, PORTOLA VALLEY AND WOODSIDE

DECEMBER 12, 2018 | VOL. 54 NO. 15

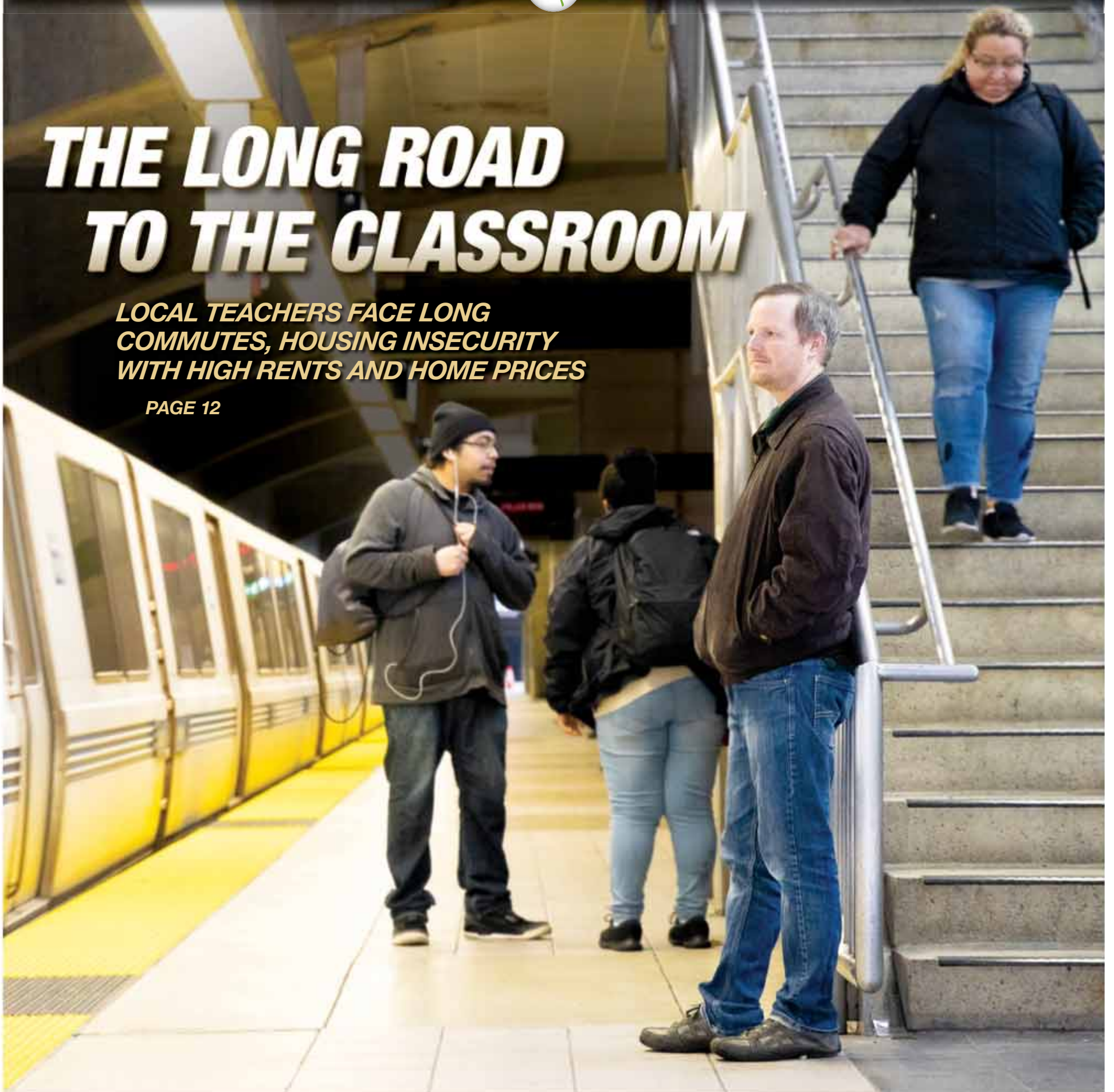


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Local News

MENLO PARK | AHERTON | WOODSIDE | PORTOLA VALLEY

Menlo Park council race: Why did incumbents lose?

By Kate Bradshaw
Almanac Staff Writer

Four years ago, Menlo Park City Council members Peter Ohtaki and Kirsten Keith received the most votes citywide compared with their competitors. Last month, under an entirely new district-based voting system, they lost their respective district races by wide margins to two people who volunteer on city commissions, Betsy Nash and Drew Combs.

How and why did Ohtaki and Keith lose their council seats, and what does this mean for the city of Menlo Park?

District 2

In District 2, which includes the Willows, Flood Triangle, Lorelei Manor and Suburban Park neighborhoods, Drew Combs won 62.3 percent of the vote, defeating Kirsten Keith, who won 37.7 percent.

Keith won just one precinct, which includes the VA health care center, with 15 votes to Combs' 10. Of the other precincts, she came closest to winning in the one including Suburban Park, the households of the looping area of Hedge Road to Greenwood Drive off of Bay Road, which she lost with 190 votes to Combs' 195.

Combs won by particularly

wide margins in the precincts of the Willows neighborhood nearest to Willow Road. He won 511 votes to Keith's 314 in Precinct 4009, which covers roughly the western half of the Willows, and won by 200 votes in Precinct 4008, which covers the eastern side of the neighborhood, as far south as Menalto Avenue.

In both of those precincts measures have been taken in the past year to address major traffic-related problems.

Traffic. When a shift in the construction project involving the Willow Road/U.S. 101 overpass caused so much traffic residents could barely access their driveways, residents circulated petitions and pushed the council for immediate action. Although the city fast-tracked the process to install measures that have effectively curbed cut-through traffic, some say that it wasn't responsive enough. Later, residents of the western Willows succeeded in attaining approval for some traffic-calming measures to be installed on their streets, after what some said was a too slow and laborious process.

Combs told The Almanac that he wasn't sure there was one particular issue that influenced how people voted.

"Certainly lots of people talked about concerns surrounding traffic and issues of growth," he



Drew Combs



Betsy Nash

said. "But even with the traffic concerns, it wasn't as though people were expressing support for me based on the idea that I was going to solve these issues."

A stronger sentiment he observed, he said, was concern that the council hadn't been responsive enough when it came to understanding "the real quality-of-life impacts that traffic and some of these related issues were having on people's lives."

Brian Gilmer, a Willows resident who was a vocal Combs supporter, said he thinks traffic is the number one problem for most Willows residents.

"I think people want to mitigate the impact of growth," he said. "We have been growing like a boom town for years. You look at Menlo Park now and compare it to what it was when I was a kid, or even 10 years ago, and it's significantly different. It's different from what people who own houses (in the city) bought into. ... People are starting to look and say, hey, the growth has been good, but it's

brought a lot of problems."

"We've been overrun by traffic," said Planning Commissioner Katherine Strehl, a Willows resident and Combs supporter, noting that she believes some people were frustrated by the city's slow pace in addressing the problems and putting measures in place to deter cut-through traffic.

"I think Kirsten did a lot of stuff while she was on the council, and I commend her for her service," Strehl added.

Facebook. One of the biggest sources of growth in Menlo Park is Facebook, and Combs works there. He said that the topic came up in nearly every conversation he had with residents.

Keith consistently pointed out during the campaign that that because Combs works for Facebook, he would have to recuse himself from not just voting on Facebook's proposed "Willow Village" (the city's largest-ever development) but on other city matters in which the company is involved, or projects it holds property near.

The critique, Combs said, is valid. He said he still believes he could be a good representative of the council for the district.

Gilmer said that in his judgment, a recusal by Combs functions almost like a no vote. With

one fewer council member, Facebook will have to work harder to win over the remaining council members by proposing something that is good for the community, he argued.

According to Stu Soffer, a former planning commissioner, Almanac blogger and Combs supporter, people didn't vote Keith out because she had approved Facebook developments.

"This isn't an anti-Facebook vote," he said. "This is a change in direction on the council ... and (being) more unafraid to hit a no button when necessary."

Other issues. There were also issues of governance and transparency. Combs said on the campaign trail that he believes the council should have a "sunshine" calendar policy, in which council members publicly report a full list (with some exceptions) of whom they meet and speak with each week. He also said that he would not accept travel funded by third parties; Keith has been criticized for accepting free travel to China from third parties in the past.

Councilman Ray Mueller had brought up the concept of the "sunshine" calendar to the previous council, when Keith was

See **INCUMBENTS**, page 8

BioCollection, co-founder win Pritzker environmental prize

By Maggie Mah
Special to The Almanac

Entrepreneur Miranda Wang and BioCollection, the Menlo Park-based company she co-founded, have been named the winners of the Pritzker Emerging Environmental Genius Award for 2018. The prestigious award, which includes a cash prize of \$100,000, is funded by the Anthony and Jeanne Pritzker Family Foundation and was presented by the UCLA Institute of the Environment and Sustainability last month at a ceremony on the UCLA campus.

CEO Wang, 24, and the company's co-founder and CTO Jeanny Yao have invented a breakthrough process that converts plastic waste into high-quality components that can be used in a range of commercial applications. Wang, Yao and BioCollection were featured in

the cover story, "The Perils of Plastic," in the Nov. 7 issue of The Almanac. (Go to tinyurl.com/plasticperils11-18 for the story.) At the time the story appeared, Wang and BioCollection were among three finalists chosen from the original field of 20 candidates.

The only prize of its kind to be given for work in the environmental field, the Pritzker prize is open to people under the age of 40 and is intended to recognize innovators who are poised to make significant impacts on serious environmental issues and provide cash that could mean the difference between success and failure.

"The Pritzker Prize came at a time when my team is working on attracting more talent and resources for scale-up," Wang said. "Having a light shone on

See **PRITZKER**, page 6



Photo by Magali Gauthier/The Almanac

Rolling along the rails

These model trains may be digital on the inside but they're tangible analog devices on the outside, and young Fedor Igoshin seemed intrigued as his dad Sergei made a video at the annual holiday open house on Dec. 2 hosted by the West Bay Model Railroad Association in Menlo Park. The model train display can be viewed by the public the second Saturday of every month from noon to 4 p.m. For information and more photos, see Page 21.

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PLANNING COMMISSION

December 19, 2018, 6:00 PM

PUBLIC HEARING

3. Town of Woodside MCIN2018-0001

Town-wide Planner: Sage Schaan, Principal Planner

Planning Commission Interpretation of the definition of Bay Window in Municipal Code Section 153.005 as it relates to floor area requirements in Municipal Code Section 153.206, and setback requirements in Municipal Code Section 153.207. **This item was continued from the November 28, 2018, meeting due to a lack of quorum.**

4. Philip Chu ASRB2018-0010; NCOU2018-0001

148 Hillside Drive Planner: Alex Byrd, Assistant Planner

Presentation and approval, conditional approval, or denial of a proposal to remodel (up to a complete demolition) an existing single-family residence; construct an addition with a partial basement and an attached garage; convert an existing non-conforming garage and shed to an exercise room; remove another existing shed; reconfigure the existing driveway; and make changes to the existing perimeter fencing.

Pursuant to Municipal Code Section 153.235(C), the Planning Commission shall review the Change of Use of the nonconforming garage and shed to an exercise room to determine if the proposed use change would result in any significant adverse impacts.

All application materials are available for public review at the Woodside Planning and Building Counter, Woodside Town Hall, weekdays from 8:00 – 10:00 AM and 1:00 – 3:00 PM, or by appointment. For more information, contact the Woodside Planning and Building Department at (650) 851-6790.

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Editor
Renee Batti (223-6528)

Assistant Editor
Julia Brown (223-6531)

Staff Writers
Dave Boyce (223-6527),
Kate Bradshaw (223-6588)
Angela Swartz (223-6529)

Contributors Kate Daly, Maggie Mah,
Barbara Wood

Special Sections Editor
Linda Taaffe (223-6511)

Photographer
Magali Gauthier (223-6530)

DESIGN & PRODUCTION

Design and Production Manager
Kristin Brown (223-6562)

Designers Linda Atilano, Amy Levine,
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Newsroom Fax: (650) 223-7525

■ **Email news** and photos with captions to: Editor@AlmanacNews.com

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Photo by Magali Gauthier/The Almanac

BioCollection co-founders Jenny Yao, left, and Miranda Wang shown in their Menlo Park lab this fall.

PRITZKER

continued from page 5

our work and the potential of it opens doors for us and reminds us that people support what we do. This prize will make a huge difference as we move forward.”

Each candidate in the competition was put forward by one of the 20 members of the UCLA IoES nominating committee. Miranda Wang and BioCollection were nominated by Steve Westly of the Menlo Park-based Westly Foundation, about whom Wang said: “He has been a mentor and inspiration throughout the whole process. He discovered and supported us from the very beginning.”

Catherine Crystal Foster, now CEO of Give Local Silicon Valley, was the Westly Foundation executive director at the time nominations were being considered. “I saw a young woman with an incredibly clear and focused vision, which she had been pursuing for years,” Foster said. “She is driven and accomplished, yet humble, and represents exactly the kind of young innovator that the Westly Foundation seeks to honor.”

Wang and BioCollection were also one of four grand prize winners of the 2017-2018 Westly Prize for young innovators of California.

A panel of four judges chose the winner of this year’s Pritzker prize. Atherton resident Wendy Schmidt, president of the Schmidt Family Foundation, has judged the competition since the prize’s inception. Regarding this year’s win by Wang and BioCollection, Schmidt said: “It is fascinating to see someone so young understand a complex problem so clearly, and to advance such a transformational solution. Miranda’s company will learn a lot in her early trials, and I hope we will see the scaling of her innovative approach to eliminating plastic waste very soon.”

Why does Wang think she was chosen over 19 other impressive nominees? With media attention and heightened public awareness about plastic pollution, the

issue is very timely, she said, but added: “My team’s approach and particular technology are also very unique, different from anything that’s ever been attempted on plastics. Now is the time to use philanthropy dollars to accelerate innovations in recycling, and I think the Pritzker prize, being a very forward-looking prize, is doing just that.”

Beyond the financial boost afforded by the prize money, Wang views the process itself as valuable. “The team at UCLA has been wonderful to work with, and they made it very easy for us to focus on communicating what matters,” she said. “Receiving the recognition from a community of luminaries was a huge confidence boost, one that will go far in the many challenging months ahead.”

Scott Saslow, CEO of One World, also profiled in the Nov. 7 issue of The Almanac, sees other aspects of winning the prize as a major step forward for Wang’s company. “The recognition helps BioCollection with increased visibility and credibility, which in turn attracts more partners, customers, and investors to power the business forward,” he said.

Since The Almanac’s feature article appeared and prior to winning the Pritzker Award, Wang and Yao were named by Forbes magazine to the “30 under 30” list of social entrepreneurs for 2019.

Garnering such an impressive list of awards in so short a time might lead to speculation about what honor might come next. For Wang, however, that’s not what it’s about. She offered this perspective: “It’s very generous when people recognize you and your team for what you do and even better when it comes with funding to help move things forward. But accolades are not what we’re after.

“I can’t wait for the day when a photo of my team standing with our commercial recycling machine gets featured along with some positive customer testimonials showing that we’ve made a difference in the world.”



Image courtesy Hayes Group Architects/City of Menlo Park.

A rendering of the proposed office building at 40 Middlefield Road in Menlo Park.

Planning Commission OKs Middlefield office building on former gas station site

By **Kate Bradshaw**
Almanac Staff Writer

The Menlo Park Planning Commission voted 4-1 on Dec. 3 to approve a use permit for a proposed office building at 40 Middlefield Road in Menlo Park.

Commissioner Katherine Strehl cast the dissenting vote, and commissioners Drew Combs and Susan Goodhue were absent.

“I will have a difficult time supporting this,” Strehl said before voting against the project. The uses of the different buildings surrounding the vacant lot — a market and a preschool — are not compatible with the proposed new office building, she said.

The development is surrounded by the Willows Market, Applebee Preschool, Woodland Avenue — which is one of the key entrances to the Willows

neighborhood — and the former Sunset magazine offices across Middlefield Road.

The lot, now vacant, was the site of a Union 76 gas station from 1967 to 1997. The planned single-story office building, designed by Hayes Group Architects, would be 3,681 square feet.

At a previous Planning Commission hearing on the project held in May, the developer was instructed to increase the amount of parking and avoid putting in anything that could be a barrier for people making deliveries to the Willows Market, according to a staff report.

To address those concerns, Hayes proposed to install a parking “puzzler” at the rear of the building. The machine essentially lowers a platform onto which a driver can park a vehicle. The machine then elevates the car for storage, and can quickly retrieve the vehicle

when its driver needs to leave.

The commissioners Monday agreed on further conditions for the project: specifically, that the sidewalk along Middlefield Road should be maintained at the proper width to comply with the Americans with Disabilities Act, which will include relocating a fire hydrant in the way; that the final tenant improvement plan will be submitted to the commission for review; and that the developer should be permitted to resubmit plans for different garage doors for aesthetic reasons. **A**

REAL ESTATE Q&A

by Monica Corman

Mandatory Solar Power is Gaining Ground



Dear Monica: I have often wondered why states like California, with limited rainfall and long periods of sunshine, haven't required more use of solar power. The infrastructure for solar power is simpler than building and maintaining the power grid we currently have. Do you see a trend towards use of solar power growing? Eric G.

Dear Eric: The mandatory use of solar power in housing got a huge boost recently from the California Building Standards Commission who voted unanimously to require new single family and multi-family buildings up to

three stories high to have solar panels beginning in 2020. This should substantially help the state of California reach its goal of a carbon-neutral energy status within 30 years.

While solar installation will add to the initial cost of building a new residence, the homeowner will enjoy significant savings in energy costs over their span of ownership. A higher demand for solar should spur production and potentially lower material costs. California is the first state to require solar but it is expected that more states will follow their lead.

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INCUMBENTS

continued from page 5

mayor, but there was no support by his colleagues to agendize the matter for further discussion.

"I certainly did not get in this race 100 percent knowing by any stretch that this was going to be the result — (that) the desire for some change would be fairly resounding," Combs said. "The results speak to the fact that sometimes when ... people want to see new faces and ideas, and they want to see change, ... no amount of funding or endorsements are able to overcome that."

Keith could not be reached for comment by press time.

Katie Behroozi, complete streets commissioner, was one of Keith's endorsers and praised her for her attendance at and engagement during commission meetings, her ability to make compromises, and her support of initiatives to increase housing and promote bicycle and

pedestrian infrastructure.

Keith found common ground on city matters with council members that, on matters of national politics, she may not have much in common, Behroozi said. That's not a bad thing, but something that may have alienated people on the far ends of the city's political spectrum, she suggested.

District 4

What led to Nash's victory in the District 4 race? Several factors, according to some residents who spoke with The Almanac.

County elections data show that Nash won all precincts. Of those, Ohtaki performed best in the precinct that he lives in, near Hillview Middle School, losing to Nash by 30 votes. Shepherd came in third in all precincts but lost by the least number of votes in precinct 3466, which runs just west of St. Raymond's Church to Hillview Middle School.

Nash attributes her win primarily to knocking on doors and talking to residents, including hand-written notes she left at the homes of people she didn't reach. She observed that residents closest to El Camino Real seemed more concerned about traffic, while people closer to downtown, especially apartment dwellers, were more concerned about housing affordability. Her campaign promise to promote housing development on transportation corridors seemed to resonate with the people she spoke with, she added.

Ohtaki had several explanations for why he lost the race, and believes that the biggest factor was people's dissatisfaction with traffic. He joked that while he was campaigning, the top issues voters said they were concerned about were "Traffic, traffic and traffic."

He said that it took time to deliver nuanced explanations about the City Council's efforts

to reduce the traffic bottleneck at Ravenswood and El Camino Real and to separate Ravenswood Avenue from the Caltrain line.

"Betsy (Nash) had an effective, simple message: Take back our streets," he said. "That's all she needed to say."

He lost by a particularly wide margin in the Allied Arts neighborhood, which four years ago, contained one of a small handful of precincts that supported Measure M, a voter initiative to curb downtown growth. It's also near the new construction site at Stanford's 500 El Camino Real project, and he said he believes that there are some residual concerns with downtown growth from residents there.

Another factor that may have led to his loss, he added, was that both he and Shepherd campaigned on a platform that focused on careful spending and pension reform.

"Ron and I split what would be

the fiscal conservative vote," he said.

He also pointed to a broader anti-incumbent sentiment, evidenced throughout the Midpeninsula with the 2018 losses of Palo Alto council incumbent Cory Wolbach and Mountain View council incumbent Lenny Siegel.

Soffer, the former planning commissioner, said that Ohtaki's loss was due in part to his having served two terms already. "Globally, third terms are a problem," he said. Council members, he said, "really are all out of gas before a third term," he added. "It's really up to the public to enforce (a two-term limit) because the council doesn't enact term limits."

One factor that may have helped Nash is her tie to "Menlo Together," a group that formed earlier this year before the elections. It is nonpartisan, but Nash said she attended several meetings of the group before deciding to run for office.

The group includes city leaders who are involved in various parts of Menlo Park civic life, including Karen Grove from the city's Housing Commission, fellow Complete Streets commissioners Adina Levin and Katie Behroozi, Diane Bailey of Menlo Spark and Jennifer Wolosin of Parents for Safe Routes.

Grove said that while Nash is considered a "founding member" of the group, she was removed from all email discussions leading up to the candidate forum the group hosted. Wolosin and Behroozi also helped with her campaign. Moving forward, the group is still figuring out if Nash will rejoin as an elected council member.

Moving forward

Remaining council members Catherine Carlton and Ray Mueller said they look forward to working with the newly elected members.

Carlton added that she'll miss Ohtaki for his calm, intellectual presence and Keith for her passion. "I really respect the people (who) have been elected," she said, adding that she thinks the change will be "good for the city."

Mueller said that the election results indicate that "within our residential neighborhoods, there are a lot of issues taking place that need to be solved (and) require specific focus."

With a majority of rookie council members, Mueller said, "I think there'll be a time period where we're all taking a fresh look at issues the council had looked at in the past and then (move) forward."

"I don't imagine it'll take a

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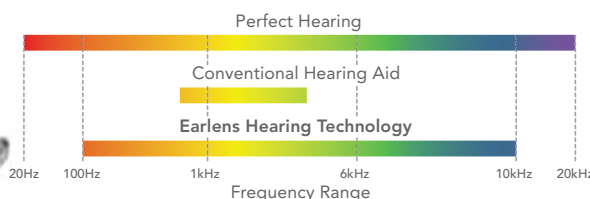
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Boys & Girls Clubs

Provides after-school academic support, enrichment, and mentoring for 1,800 low-income K-12 youth at nine locations across Menlo Park, East Palo Alto, and the North Fair Oaks neighborhood of Redwood City.

Ecumenical Hunger Program

Provides emergency food, clothing, household essentials, and sometimes financial assistance to families in need, regardless of religious preference, including Thanksgiving and Christmas baskets for more than 2,000 households.

Health Connected

Serves over 5,000 students and their families each year through comprehensive sexual health education programs. Students learn to have ongoing communication with parents and to make informed decisions that will apply to their lives, now and in the future.

LifeMoves

Provides shelter/housing and supportive services across 18 sites in Silicon Valley and the Peninsula. Serves thousands of homeless families and individuals annually on their path back to permanent housing and self-sufficiency.

Project Read

Provides free literacy services to adults in the Menlo Park area. Trained volunteers work one-on-one to help adults improve reading, writing and English language skills so they can function more effectively at home, at work and in the community. Basic English classes, weekly conversation clubs and volunteer-led computer enrichment are also offered.

Ravenswood Family Health Center

Provides primary medical and preventive health care for all ages at its clinic in East Palo Alto. Of the more than 17,000 registered patients, most are low-income and uninsured and live in the ethnically diverse East Palo Alto, Belle Haven, and North Fair Oaks areas.

St. Anthony's Padua Dining Room

Serves hundreds of hot meals six days a week to people in need who walk through the doors. Funded by voluntary contributions and community grants, St. Anthony's is the largest dining room for the needy between San Francisco and San Jose. It also offers take-home bags of food, as well as emergency food and clothing assistance.

St. Francis Center

Helps low-income, working families become self-supporting members of the community by providing long-term solutions through educational programs for children and parents, as well as after-school programming at Siena Youth Centers. St. Francis Center also provides housing, food and clothing services to address short-term needs.

StarVista

Serves more than 32,000 people throughout San Mateo County, including children, young people and families, with counseling, prevention, early intervention, education, and residential programs. StarVista also provides crisis intervention and suicide prevention services including a 24-hour suicide crisis hotline, an alcohol and drug helpline, and a parent support hotline.

Upward Scholars

Upward Scholars empowers low-income adults by providing them with financial support, tutoring, and other assistance so they can continue their education, get higher-paying jobs, and serve as role models and advocates for their children.

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HOLIDAY FUND 2018



Workshops focus on sexual health, personal boundaries

By Jennifer Rogers, Health Connected communications manager and senior health educator

In the wake of ongoing sexual misconduct headlines during the past year, a Redwood City-based sexual health education organization has unveiled a new workshop series to open up dialogue about sexuality and personal boundaries.

Health Connected, a nonprofit organization that provides puberty and sexual health education to more than 20,000 youth, teachers and parents in the San Francisco Bay Area annually, is doubling down on its commitment to families. In May the organization launched its “Family Talk: Puberty” series, workshops designed to educate families about the physical changes youth encounter between 10 and 12 years old.

Health Connected is one of the few local organizations with a mixed-gender, interactive approach to family education about puberty. Its Family Talk workshops welcome youth, parents, grandparents and other trusted adults to participate.

At the workshops, attendees act out scenarios, engage in activities and start one-on-one

HOLIDAY FUND

Donations to The Almanac's Holiday Fund benefit Health Connected and nine other local nonprofits. To donate, see the coupon on the next page, or go to siliconvalleycf.org/almanac-holiday-fund.

conversations about puberty-related topics. One of the workshops' goals, says parent engagement coordinator Vanessa Kellam, is to underscore how influential adults are when it comes to their kids' sexual health.

Studies show that while teens want to discuss sexual health topics with an adult, parents aren't always comfortable having those conversations. A 2014 study from Planned Parenthood reveals only 43 percent of parents feel comfortable talking to their kids about sex and relationships, yet in a 2012 report from Power to Decide, 87 percent of teens said it would be easier to delay sex and avoid teen pregnancy if they could talk openly with their parents.

“We know parents want to have these conversations with their kids, but don't always feel equipped to do it,” says Abi Karlin-Resnick, Health Connected's executive director. “We want to support them in that. When



Photo by Mira Zaslove/Sand Hill Studio

Nickolas Sumpter, health educator, leads a class about healthy relationships and consent at a Redwood City middle school.

adults can talk to their kids in age-appropriate ways about challenging topics, we can help young people lay a strong foundation to care for their bodies and to navigate relationships. We can set expectations for what respectful, ethical and caring relationships look like and chip away at issues like sexual violence.”

To date, Health Connected has held two Family Talk workshops, both geared toward pre-teens. The workshops have been well-received.

Melissa Urbano, who attended a workshop with her son,

commented via Facebook that while she and her son had already openly discussed puberty, “[T]his was his first workshop and I couldn't have asked for better. It helped affirm what he already knew and empowered him with new information and tools in an easy, fun, and interactive way.”

Health Connected plans to expand its Family Talk series to support youth in early elementary, middle and high school and their families. To learn more or to register for a Family Talk event, visit health-connected.org/family-talk. ■

Offering a helping hand to English learners

By Mike Goodkind, with Project Read volunteers and staff

Jason Sugimura, the recently appointed Project Read-Menlo Park (PRMP) provisional program manager, often looks across the literacy group's office and computer lab in the Main Library and thinks he sees the face of Menlo Park.

“On any day, I might see a recent arrival to the United States walking in at the same time as a retired professor from Stanford seeking to broaden their experiences by volunteering. We're really a microcosm of our community — from students to seniors,” said Sugimura, a Bay Area native and career high-tech data analyst.

Five years ago, Sugimura volunteered in PRMP's computer lab before becoming an English conversation club facilitator and one-to-one English language literacy tutor. He joined the PRMP staff in 2015 as its Salesforce.com administrator, gained certification as a TESOL (Teaching English to Speakers of Other Languages) instructor in 2016, and in 2018 became the provisional program manager.

HOLIDAY FUND

Donations to The Almanac's Holiday Fund benefit Project Read-Menlo Park and nine other local nonprofits. To donate, see the coupon on the next page, or go to siliconvalleycf.org/almanac-holiday-fund.

Project Read-Menlo Park was founded in 1985, and since 2012 alone has supported nearly 750 learners from 56 different countries.

“We need to be ready to take all comers, ranging from people who arrive with low literacy skills in *their own* language to grad students and spouses hoping to make the language and cultural transition to the U.S.,” Sugimura explained. “Project Read is a helping hand as learners move through a spectrum of life, vocational, and educational skills.”

“While some of our learners have achieved degrees and professional certifications, others just want to be able to communicate with their kids' teachers,” Sugimura said.

“Numerous organizations can be involved, but it is often Project Read, providing beginning English teachers at Belle Haven



Photo courtesy of Project Read-Menlo Park

Library, and the core of 39 one-to-one volunteer tutors, who help keep everything glued together so that our participants can move forward in their lives,” Sugimura said. “We're always looking for new volunteer tutors,” he said.

The city of Menlo Park recently doubled Project Read's annual funding from \$55,000 to \$110,000. Additional funding, varied by year, comes from California State Library Awards and the nonprofit Friends of the Menlo Park Library. PRMP's annual expenses to maintain a full range of services, including staff to coordinate the largely volunteer effort, is about \$250,000.

“We are grateful for the city of Menlo Park's increasing confidence in our services, but we

continue to count on our community for participation and financial support,” explained Linda Carlson, president of Literacy Partners, the 501(c)(3) nonprofit that raises money exclusively for Project Read.

“In 2018, thanks to supporters, PRMP was able to fill a half-time community outreach position to, among other things, make sure everyone who needs help can find an appropriate resource, including an available volunteer tutor,” Carlson said.

To find more information or to volunteer, go to projectreadmenlo-park.org. To contribute financially this holiday season, participate in The Almanac's Holiday Fund drive by visiting siliconvalleycf.org/almanac-holiday-fund. ■



HOUSING INSECURITY

LOCAL TEACHERS STRUGGLE TO GET BY WITH HIGH RENTS AND HOME PRICES

STORIES BY ANGELA SWARTZ | PHOTOS BY MAGALI GAUTHIER

Kelly Dolan rises at 5 a.m. on school days to begin his commute from Fremont to Woodside High School, where he teaches history. He can't afford to buy a house or live closer to school. He's worried he might get in a traffic accident, and says he doesn't get much sleep.

Dolan, 38, is not alone. Housing costs in the Bay Area have exploded. The median home sale price for a single-family home in San Mateo County is \$1.4 million, a 109 percent increase from the 2011 median sale price of \$685,000, according to the San Mateo County Association of Realtors. A one-bedroom apartment in San Mateo County now rents for \$3,048 on average, up 63 percent from 2011, according to RENTCafe.com, an online real estate listing service. This makes it financially difficult for teachers to live in the area.

Teachers are responding to the difficulty with lengthy commutes, extra jobs and difficult living situations. The side effects of these choices include isolation from students, spending hours on the road and living paycheck-to-paycheck. Others choose to quit teaching or move out of the Bay Area.

The Menlo Park City School District found that 34 percent of teachers and staff who left the district at the end of the 2017-18 school year did so because of long commutes and the high cost of living in the area. This led the district to draft a compensation philosophy, one that underscores the

value of teachers and that, according to board members, could be an initial step toward introducing a bond measure to raise teacher pay.

The Almanac interviewed 15 teachers about the difficulties they face paying rent or mortgages in the Bay Area on their salaries. The teachers work in public schools in Atherton, Portola Valley, Menlo Park, Woodside, Belmont and Redwood City.

HOURS OF COMMUTING

Teachers in the area are driving long distances to get to work. This is adding to extra stress in their lives and leaves them with less time for both family and students.

Lisa Prodromo, 48, an English teacher at Woodside High School, commutes from San Lorenzo, about 30 miles from Woodside.

Her drive to work takes about an hour. If she doesn't leave school at 3:30 p.m. on the dot, she won't be home until 6:30 p.m., she said.

She advises two clubs during lunch, but doesn't have the same connection to students that she did when she was able to stay after school to mentor them.

Prodromo said, however, that "when you find a school like this, you don't want to leave."

Carlmont High teacher David Talcott not only spends time behind the wheel on his long commute from the East Bay, he also spends around an hour and half each way on BART. That train journey is sandwiched between car trips from his Antioch home to the nearest BART station, and from the San Bruno BART station to Belmont, adding up to a round-trip daily commute time of nearly five hours. (See separate story on Talcott on Page 13).

EXTRA JOBS, INSTABILITY

Teachers are taking on extra work outside of their day-to-day teaching jobs, sometimes just to get by.

Carlmont English teacher Kristen Fewins Hanson, 28, worked as a waitress on the weekends, while teaching full time, to save for a house. She's always had to live with roommates, she said.

She said she loves her job, students and apartment, but can't see herself being able to buy a house in the area.

"For me personally, it feels like the dream of owning a house is so far away," said Fewins Hanson, who now lives in San Mateo with her husband. "The reality is I'm saving, but most likely going to have to move away" to be able to buy a house, she said.

Kerry Keplinger Northen, 32, a math and robotics teacher at Corte Madera School in Portola Valley, has moved often because of rent increases. She fears her rent could go up again when her lease ends in February, and said she's concerned



Top: Carlmont High teacher David Talcott, in top photo, spends about five hours a day getting to and from his school. Here he's riding BART from the East Bay to San Bruno, where he will get behind the wheel to drive to Belmont. **Above:** Corte Madera teacher Kerry Keplinger Northen in her Cupertino home. She fears her rent could go up in February.

'I LOVED, LOVED, LOVED WORKING AT WOODSIDE, BUT I KNEW THAT I HAD TO TAKE CARE OF MYSELF FIRST AND FOREMOST AND MOVE.'

MARISSA POTTS, FORMER TEACHER
AT WOODSIDE HIGH SCHOOL

that these moves will be “really disruptive” to her daughter.

Keplinger Northern tutors once a week “to make some extra money so we can eat,” she said.

When people are insecure in their housing situations, they're not going to be able to give the emotional or mental energy to their job, said John Davenport, 58, a social studies teacher at Corte Madera and the Portola Valley Teachers Association president.

“If you come to work every day concerned about your mortgage, commute, wear and tear on your car and gas, your performance is obviously going to be impacted,” he said. “It may not be impacted to the point where test scores drop, but (these things are) still going to be on your mind.”

FEELING STUCK

Some teachers are holding onto apartments that they might already have grown out of because it would cost too much to move into a new place.

Kari Brown, 33, a physics teacher at Menlo-Atherton High School in Atherton, said she can't move out of her two-bedroom, two-bathroom apartment in Foster City, which is \$1,000 below market rate. Her commute time has doubled since 2011 — it's 45 minutes to school on a good day. More space would help with Brown's growing family — she is expecting her second child in March.

But rents have also increased. In Foster City rents rose 51 percent since 2011. The average rent for a two-bedroom apartment in that town was \$3,528 in November, according to RENTCafe.com.

“I have a six-figure income and you'd think that'd be enough to survive,” she said. “It's frustrating because I feel very trapped.”

The resources the Bay Area offers make it hard to leave. She relies on Lucile Packard Children's Hospital at Stanford for specialty care for her “medically complicated” son who suffers from seizures.

Brown craves the stability of owning a home and having a fixed mortgage. She has considered HEART, the Housing Endowment and Regional Trust, a local housing assistance program that will cover 5 percent of a 10 percent down payment. She hopes to buy a home in the next couple of years, but may only be able to afford one farther north in Daly

City, Pacifica or San Bruno.

“The commute from there is not pretty — it may be sustainable in terms of cost, but maybe not sanity,” she said.

LEAVING TEACHING, THE AREA

Other teachers are so fed up with high housing costs that they've left their districts.

Marissa Potts, 39, packed her bags and left her teaching job at Woodside High School at the end of last school year. She relocated to Bellevue, Washington, where she is teaching English. She now pays \$1,800 per month for a two-bedroom apartment, much less than the \$2,750 she'd have to pay to stay in the one-bedroom apartment where she lived in San Jose.

“I left because at nearly 40 years old, I was not able to save money by continuing to live in the Bay Area,” Potts said. “I feel that at almost 40, I shouldn't have to be forced to have a roommate in order to afford rent.”

Potts misses her family and friends, but said her new colleagues are welcoming.

“I loved, loved, loved working at Woodside, but I knew that I had to take care of myself first and foremost and move,” she said. “Here I can save for a house, know that it is within the realm of possibility for me to even think about buying a one, save for retirement, and discover what I like to talk about instead of money woes.”

Others are finding new careers to support their families.

Kyle McCabe, 32, left his teaching job at Sequoia High School for a technology sales job at startup TigerGraph in Redwood City last month.

McCabe wanted more stability for his newborn daughter. “It was a bummer to tell my students and staff, but everybody understands it,” said McCabe, who taught at Sequoia for over two years. “Everybody knows what teachers are up against. Everyone tells teachers: ‘you must have so much patience,’ but everyone knows you don't make enough money.”

HOW DISTRICTS ARE RESPONDING

School districts are finding different solutions to the housing difficulties their teachers face.

The Sequoia and the Woodside elementary school districts work with a down payment assistance program aimed at teachers. The program, Landed, lends 10 percent of the cost of the home and requires the buyer put down the same amount, bringing the total down payment to 20 percent of the cost of the home.

Landed plans to expand to other professionals, but started with educators because they are “pillars of our community,” said Alex Lofton, the

See **HOUSING**, page 15

FOUR TEACHERS, FOUR STORIES

The many area teachers who are struggling to remain in their classrooms while keeping a roof over their heads despite the severe shortage of affordable housing find various strategies to stay in the game — some only temporary.

Here are the stories of three high school teachers and one teacher who works in the Portola Valley School District.



TERESA YEAGER
School/subject: History
teacher at Sequoia
High School Age: 37

A PLACE OF HER OWN

High school teacher Teresa Yeager thought she'd never be able to afford to buy a house. That was until she found a down-payment assistance program called Landed.

Up until July, she commuted from her rent-controlled apartment in San Francisco's Duboce Triangle, where she lived for 12 years, to Sequoia High School in Redwood City. This is her 15th year as a teacher there.

“I did see myself here in the long term and felt like the commute was starting to be too much,” she said. “For me, moving meant another rental situation, and I wanted to see if I could buy instead of rent.”

A commute that took 30 to 35 minutes turned into 45 minutes in the morning as Silicon Valley's economy continued to thrive. In the afternoons, it was taking her an hour to get home from work. She found herself dreading staying longer at school because it meant the traffic would be worse by the time she got on the road.

Yeager found out about Landed in January; six months later, with the startup's

help, she bought a one-bedroom condo in Belmont.

“My quality of life has definitely improved,” she said. “I'm home earlier because of the shortened commute. I have more time and more stability. I know it's (the house) mine and it's not changing.”

Yeager said she also likes feeling closer to the community she teaches in since she actually lives in it now. And she's finding more time to sleep and exercise too.

She said she appreciated the advice Landed provides first-time homeowners along with the financial support. “They helped me navigate the whole home-buying process,” she said. “I saw a place on a Tuesday, and put in an offer on a Thursday. ... I felt good about walking through the process, knowing what I was going to encounter and knowing I could ask lots of questions.”

Yeager said she is also grateful that Landed offers higher down-payment support than other programs. She was not sure a bid for a house would go through with a lower down payment and that she would be able to afford a mortgage as a single person, she said. ▀



DAVID TALCOTT
School/subject:
Physics/robotics
teacher at Carlmont
High School Age: 35

THE LONG ROAD TO SCHOOL

David Talcott's approximately 2.5-hour, two-car, one-train journey to Carlmont High School in Belmont starts at 5:17 a.m. in Antioch.

Talcott drives to the Pittsburg BART station, gets off the train in San Bruno — where he switches to a car he leaves there — and makes the drive down Interstate 280 to Belmont.

In all, Talcott spends close to five hours on the road getting to and from

work every day.

Talcott's wife is finishing her doctorate at the University of California at Davis, and the only affordable housing they could find between Davis and Belmont was in Antioch. But even if she were to find a job closer to Belmont, Talcott said, it would be difficult to find a place on the Peninsula because “the (cost of) housing is just too much.”

See **FOUR TEACHERS**, page 14

ON THE COVER: David Talcott waits for an afternoon train at the San Bruno BART station. In the morning, he gets off the train in San Bruno, where he grabs a car and drives to Carlmont High in Belmont. Photo by Magali Gauthier/The Almanac.

WHY ARE RENTS SO HIGH?

BAY AREA RENTS HAVE SKYROCKETED FOR A VARIETY OF REASONS

With the Bay Area job market growing, the demand for housing is strong. Yet the supply for housing is weak, University of California, Berkeley, economics professor Enrico Moretti noted in an October 2016 talk at Stanford University about California housing policy. For example: In 2015, San Francisco added 20,000 new jobs, but there were only 2,548 new housing permits, he said.

"It doesn't take a Ph.D. in economics to figure out that if the demand is strong and the supply is weak, prices tend to go up," he said.

The Bay Area's geography has also limited housing supply, he said, noting that San Francisco is surrounded by water on three sides so there's not an infinite amount of land on which to build.

"But Bay Area municipalities tremendously restrict the amount of new housing that can be produced

every year," he said.

Planning authorities and citizens limit new construction in many ways, Moretti said. Potential housing developers face challenges including land-use restrictions, density restrictions, project-approval appeals, and the ease of bringing lawsuits to challenge proposed developments.

Much of the wealth in the region is not captured by the workers themselves, but by the homeowners, he said.

Home for All San Mateo County, a county initiative to close the gap between the disproportionate number of jobs and available housing in the area, is promoting more housing in the county by offering examples on its website of types of housing that can be built. It details how much housing each type produces, and notes that denser housing near public transportation — housing developments within a half-mile of transit systems — can

Teacher Salaries 2018-19

School Districts	Base	Median
Los Lomitas Elementary	\$60,976	\$112,541
Menlo Park City	\$62,681	\$113,259
Portola Valley	\$61,608	\$108,000
Sequoia Union High	\$67,068	\$110,000
Woodside Elementary	\$63,720	\$109,057

Base and median teacher salaries in The Almanac's coverage area.

reduce traffic. Conversely, smaller second units, or in-law units, in residential backyards don't add much to the housing stock and generally put more cars on the road.

The jobs/housing gap is narrowing somewhat: In 2016, there were 16 jobs for every one housing unit in the county, down from 24 jobs for every one unit in 2010. ▀

FOUR TEACHERS

continued from page 13

"Ideally we'd have a better situation so there's less time commuting and more time to focus on the things that matter," said Talcott, who has taught at Carlmont for eight years.

One of the things that matters to Talcott is spending more time with his 4-year-old son.

The district itself is a desirable place to work, he said, adding that there aren't a lot of school districts that have physics programs of this caliber. Additionally, the

district pays well, and he would make half as much if he taught in the Antioch area, he said.

"We aren't victims here — we chose to do this," he said. "We just didn't want to be poor — we chose wages over the commute. The long days just kind of wear you down."

Talcott said he understands the economics of the situation: Teachers would have to get huge raises to keep up with the booming housing market.

"It's really just a math issue," he said. "The housing market is kind of running away from my family." ▀

herself being able to do because of the high cost of real estate.

"I can't see myself doing anything else (other than teaching)," she said. "I just wish we were able to have the same opportunities that my parents had."

"It's a struggle. We would love to buy a house. A lot of (assistance) programs still need a 10 percent down payment. When you're living paycheck to paycheck, you're just never going to save that."

But she doesn't blame her school district for her housing woes. It's "pretty much out of their hands," she said. But, she added, politicians could be doing more — for example, putting more money into education or providing teacher housing.

She is concerned that the cost of living is driving people away from even going into teaching. "A person with a BA in math could get a starting position at Facebook or Google and make way more than I make eight years in (to teaching)," she said. "They want to make money for their family, which I totally understand."

Keplinger Northern said she has to stay in the area because her stepdaughter's mother lives in Morgan Hill, and the stepdaughter stays with Keplinger Northern and her husband part of the time. She considered living in Morgan Hill, but that commute would be hours, she said. She also relies on free child care from her parents and her mother-in-law. ▀



KERRY KEPLINGER NORTHERN
School/subject: Math and robotics at Corte Madera School, Portola Valley
Age: 32

SLAMMED-BY-RENT-INCREASES

One constant in Kerry Keplinger Northern's life as a teacher in Portola Valley has been moving.

Keplinger Northern has been hit with rent increases each time her apartment leases end — sometimes as much as 10 percent. She now lives in a two-bedroom duplex in Cupertino and hopes her rent doesn't go up substantially when her lease is up in February.

"My quality of life is rough — I tutor one day a week to make some extra money so we can eat," she said. Right now, her commute home is 45 minutes if she leaves at 3:15 p.m., but every minute she lingers before getting on the road could mean an extra five to 15 minutes minutes of driving time. If she waits until 3:30, it takes her an hour and a half to get home.

"It really pulls on my heartstrings that I don't feel like I can stay here for the football games or be more involved in the community I teach in," she said.

Keplinger Northern's 1-year-old daughter has already moved twice. She worries that her daughter's quality of life will suffer because she and her husband are both teachers.

"Will she have to move schools? Thankfully, she can go to a school where we teach, but she wouldn't live in the community where she's going to school."

Keplinger Northern grew up in Palo Alto, where her mother was a teacher and her father was a construction worker. They had a really great life, Keplinger said, and bought a home in Palo Alto, something Keplinger said she can't see

'HOME' AWAY FROM HOME

Teacher Gregory Schmid spends nearly half of his week sleeping on another teacher's couch.

He owns a home in Penngrove, which is 70 miles north, near Petaluma, and started the commute in the summer of 2017. A commute from Penngrove daily is just too much unproductive time, he said. It would take three to three and half hours in traffic each way, he said.

He is grateful he's able to crash on his fellow teacher's couch during the week, but it's a delicate balance between friendship and work relationships. It's hard having to impose on someone else's space, he said, but he compensates his colleague with dinners and supplies for the house.

"I do feel a fatigue," he said. "I try really hard not to let it affect my interactions with students or family, but that's a challenge."

It's also hard not getting to see his wife and 5-year-old daughter "nearly as much" as he was able to before splitting his time between Penngrove and the Peninsula.

"My wife is single parenting, which is very difficult as you might imagine," he said. "There's the added stress of having to coordinate. Sleep doesn't happen as often as you'd like."

Before the move to Penngrove, he

spent about eight years renting in Redwood City. "It was too much money to give away like that," he said.

But Schmid loves his job. He is building a unique program for students interested in getting an early start in the medical profession. He teaches a course called Medical/Clinical I for Sequoia's Health Careers Academy. Students learn about HIPAA (Health Insurance Portability and Accountability Act) and laws governing health care, and gain other health-care-related skills. Students also complete FEMA Community Emergency Response Team (CERT) training and certification.

"I'm just not done," he said. "I love the school. I love the community. I love the kids. Starting over just doesn't sound like much fun to me."

He would also make less money if he taught somewhere else. "That's difficult too," he said.

The district's teachers union advocates well for teacher salaries, he said. "There's a lot of compassion and empathy" in his community.

"I wish there were creative solutions to make it easier, but we don't know what those solutions would be," he said. ▀

GREGORY SCHMID
School/subject: Human biology and Medical/Clinical I at Sequoia High School
Age: 41

Toys, volunteers needed for holiday drive

The annual Willows neighborhood toy drive for children in the Ravenswood City School District is underway, and organizers are sounding the call for donations and volunteers. More than 100

volunteers are needed on Dec. 14 and 15 to help with the effort.

In addition to toys, organizers of the drive are seeking donations of gift cards and fleece blankets.

Donors are asked to drop off

unwrapped toys and other items at 1231 Woodland Ave. in Menlo Park, and leave them on the porch — in a plastic bag if it's raining. The deadline to drop the items off is Friday, Dec. 14.

HOUSING

continued from page 13

company's co-founder and head of growth. Landed also wanted to start in the Bay Area, where teachers are hit hardest by the cost of housing, he said.

The Landed program didn't work for Dolan, the history teacher at Woodside. First, it's "not a gift," but a down payment loan, and Landed retains the right to oversee modifications on the property, he said. Also, Landed gets 25 percent of the investment gains or losses and shares ownership of the home.

The Portola Valley School District's Lane Housing Assistance Program started in 2001. It offers teachers up to a \$10,000 interest-free loan for a rental and \$20,000 for a home purchase.

TEACHER HOUSING

Nearby school districts are tackling the issue by building teacher housing.

The San Mateo County Community College District built housing to attract and retain faculty and staff. It owns and operates 104 housing units at College of San Mateo (opened in 2005) and Canada College (opened in 2010), which are available to faculty and staff. The district will open 40 more units at Skyline College in 2020.

Rents average about 50 percent below market rate, according to Mitch Bailey, the chancellor's chief of staff. The district rents its one-bedroom units for about \$1,100 and three-bedroom units for about \$1,800.

Employees can live in these units for up to seven years and are encouraged to save the money from their reduced rent to apply toward a down payment to buy a house in the area. Employees who have bought a house in the past aren't eligible for this housing.

The program is not a silver bullet, but it's the district's "little bit of effort" toward easing the immediate housing problem, Bailey said. There are about 250 employees on the waiting list, he said. The district employs about 950 full-time workers.

School districts in The Almanac's coverage area don't offer teacher housing, but the Sequoia high school district has considered it.

District leaders have "great interest in faculty housing," said Superintendent Mary Streshly. The district is always looking for

property because it's always looking for land for schools as well, she said. There's an interest in joint housing ventures, but if the district doesn't own the land, fair housing issues would arise from earmarking housing for teachers only, she said.

But not all teachers find district-owned teacher housing appealing.

"I guess it's a creative solution, but it feels like a return to feudalism — it makes you beholden to the district," said Brown, the M-A physics teacher.

WHAT DOES THE FUTURE LOOK LIKE?

The quality of education in the area will suffer if teachers can't afford to live in the area, teachers and experts told The Almanac.

Deborah McKoy, director of University of California at Berkeley's Center for Cities and Schools, studies the impact of housing prices in the Bay Area on schools. She said solutions to the affordability

of housing for teachers in the area are specific to individual districts. If a district has vacant school buildings, it's most sensible to build housing on its own land.

Housing solutions such as backyard in-law units might not be what teachers want, she said.

"There will be teachers (who) say: 'I deserve more than living in a rebuilt garage. I'm teaching your children for the future,'" McKoy said. "It's a fair point; we really have to see teachers as the professionals they are."

Jake Messina, 46, a social studies teacher and head football coach at Carlmont, believes that politicians don't think the lack of affordable housing for teachers is a real problem.

"They think service jobs are always magically going to be filled," he said. "And that teachers are just going to commute from wherever they're living. There's always a tipping point and you're going to end up with a real problem." ▀

Suggested items include dolls, legos, stuffed animals, warm hats, toy cars and remote-control cars, soccer balls, basketballs, footballs, scooters and skateboards.

Gift cards to retailers within walking distance of homes and schools in the area, including Jamba Juice, Target, Taco Bell, Togos and iTunes, are also welcome.

You can also buy gifts online and have them sent directly to Dana Shields at 1231 Woodland Ave., Menlo Park, CA 94025.

Volunteers are needed on Dec. 14: in the morning to help load up the items, or from 6 to 9 p.m.

to help organize the gifts and help prepare for the Dec. 15 holiday party at Costano School in East Palo Alto.

Volunteers are also needed on Saturday, Dec. 15, from 7 a.m. to 4 p.m. to set up, pass out gifts, and escort families.

Those wishing to volunteer for either day and any shift can sign up at tinyurl.com/help1415.

Can't drop off gifts by Friday or volunteer to help out? You can still donate funds that can be used to purchase gift cards and toys. For details on how to do so, email RavenswoodToys2018@gmail.com, or call/text 209-730-0535. ▀

Laura Kathryn Frey

August 21, 1968 - December 2, 2018

On Sunday, December 2, Laura Kathryn Frey loving sister, daughter, and friend lost her valiant 3+ year battle with cancer at the age of 50.

Laura was born on August 21, 1968 along with her identical twin sister Jennifer. Born in Hanau, Germany, parents are Theodore Drake Frey and Barbara Thornton Frey. Laura, Jennifer and their older sister Leslie lived in Brussels, Belgium for the first four years of her life. The family moved to Lafayette, California in 1972 where she attended Happy Valley Elementary School, Stanley Middle School and graduated from Acalanes High School in 1987. During her formative years in Lafayette, Laura loved playing soccer, basketball and softball. She played on the local traveling teams, she also played varsity basketball and softball for Acalanes High School. In college, Laura continued to play soccer for Lewis and Clark College in Portland, Oregon.

Both Laura and her twin sister Jennifer Frey attended and graduated from Lewis and Clark College in 1991. Laura's major was Political Science and her minor was in Philosophy. While earning her undergraduate degree, Laura spent a college quarter in Washington, D.C. studying American Politics. She also spent two quarters in Turkey living with families, learning the language, the culture, and politics of the country. She received three master's degrees, one in Political Science from the University of Toronto in 1993 and two others from University of California at Santa Barbara in Methodology and American Politics in 2009, 2010. Laura was a Ph.D. candidate, advanced her dissertation, and defended it.

During her years as a graduate student she appeared on a number of panel discussions, and wrote six unpublished papers focusing on her area of expertise, Presidential Approval and events impacting it. She received an award for her exemplary student paper from PAPOR Conference in 2003. In addition, she worked as a Research Assistant with projects measuring Consumer Sentiment, Campaign finance data and Electoral Studies Data.

While living in Santa Barbara, Laura became an avid cook, pie maker, and entertainer. She shared her love of cooking with her university friends and with her neighbors on La Cumbre Circle. With her studies almost complete Laura moved back to the Bay Area. Declining health began to impact her life.

Laura was always upbeat and positive. She wanted the best for all of her friends and family members so she would drop all of her work to help them. She cared for her sister Jennifer when she became very ill and she was selfless in her giving. She had a joyous smile that showed how much she loved life.

Laura is survived by her parents Barbara Thornton Frey and Theodore Drake Frey, her sister Jennifer Frey, sister and brother-in-law Leslie and Frank van Veenendaal, her niece Monique van Veenendaal and nephew Mathew van Veenendaal, stepmother Anne Spanier, step sister and brother Gwynne and Brian Lovas and numerous cousins, aunts and uncles.

Laura's Celebration of Life service will be held on Saturday January 5, 2019 at 2:00PM in Woodside's Independence Hall, 2955 Woodside Rd, Woodside, CA. Please contact Leslie van Veenendaal at leslie@veenendaal.us for more detailed information and directions. Donations can be made in Laura's name to a charity of your choice.

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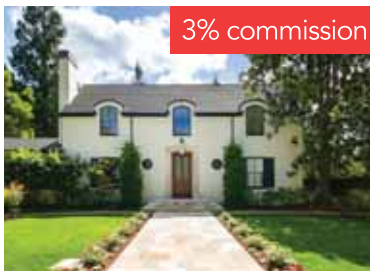
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941 Peninsula Way
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Sold for \$4,410,000
10 days on MLS



750-800 Menlo Oaks Drive
Listed for \$3,988,000
Sold for \$4,630,000
10 days on MLS



161 Stanford Ave
Listed for \$3,488,000
Sold for \$4,001,000
10 days on MLS



1903 Valparaiso Avenue
Listed for \$3,488,000
Sold for \$3,750,000
13 days on MLS



514 Laurel Avenue
Listed for \$2,788,000
Sold for \$3,605,000
14 days on MLS



2307 Crest Lane
Listed for \$2,488,000
Sold for \$3,350,000
10 days on MLS



445 Santa Margarita Ave
Listed for \$1,988,000
Sold for \$3,151,000
10 days on MLS



112 Laurel Ave
Listed for \$1,988,000
Sold for \$2,500,000
10 days on MLS



11 Campo Bello Lane
Listed for \$1,988,000
Sold for \$2,380,000
10 days on MLS

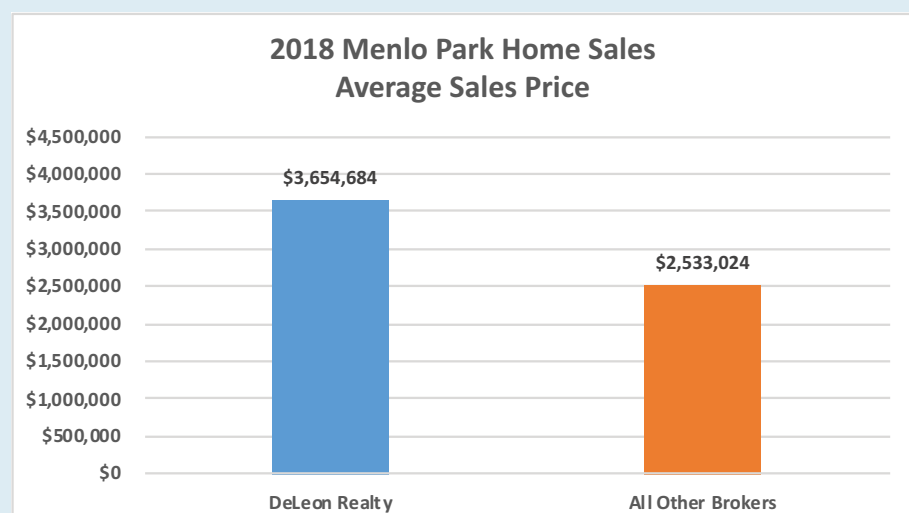


927 Arnold Way
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11 days on MLS



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Sold for \$2,300,000
11 days on MLS

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Public Notices

995 Fictitious Name Statement

TACOS EL GRULLENSE C&D
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 279428
The following person (persons) is (are) doing business as:
Tacos El Grullense C&D, located at 60 31st. Ave., San Mateo, CA 94403, San Mateo County; Mailing address: 513 Hurlingame Ave., Redwood City, CA 94063.
Registered owner(s):
TACOS EL GRULLENSE C&D INC.
513 Hurlingame Ave.
Redwood City, CA 94063
This business is conducted by: A Corporation.
The registrant commenced to transact business under the fictitious business name(s) listed above on 11/6/2018.
This statement was filed with the County Clerk-Recorder of San Mateo County on November 6, 2018.
(ALM Nov. 28; Dec. 5, 12, 19, 2018)

TIDY TRANSFORMATIONS
GREGOIRE MARTINEAU
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 279591
The following person (persons) is (are) doing business as:
1.) Tidy Transformations, 2.) Gregoire Martineau, located at 1770 Oakdell Drive, Menlo Park, CA 94025, San Mateo County.
Registered owner(s):
GREGOIRE JACQUES MARTINEAU
1770 Oakdell Drive
Menlo Park, CA 94025
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
This statement was filed with the County Clerk-Recorder of San Mateo County on November 26, 2018.
(ALM Dec. 5, 12, 19, 26, 2018)

HAIGHT & ASSOCIATES
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 279635
The following person(s) is (are) doing business as:
Haight & Associates, located at 380 Cotton St., Menlo Park, CA 94025, San Mateo County.
Registered owner(s):
HAIGHT INVESTMENT CORPORATION
380 Cotton St.
Menlo Park, CA 94025
This business is conducted by: A Corporation.
The registrant commenced to transact business under the fictitious business name(s) listed above on April 23, 1990.
This statement was filed with the County Clerk-Recorder of San Mateo County on November 28, 2018.
(ALM Dec. 5, 12, 19, 26, 2018)

SK WHOLESALE AND RETAIL
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 279620
The following person (persons) is (are) doing business as:
SK Wholesale and Retail, located at 310 Larkspur Dr., East Palo Alto, CA 94303, San Mateo County.
Registered owner(s):
SARISHMA MAHARAJ
310 Larkspur Dr.
East Palo Alto, CA 94303
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on 11/27/2018.
This statement was filed with the County Clerk-Recorder of San Mateo County on November 27, 2018.
(ALM Dec. 12, 19, 26, 2018; Jan. 2, 2019)

SOLE TO SOUL
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 279687
The following person (persons) is (are) doing business as:
Sole to Soul, located at 3330 Alpine Rd., Portola Valley, CA 94028, San Mateo County.
Registered owner(s):
LETTY FLOHR
3330 Alpine Rd.
Portola Valley, CA 94028
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
This statement was filed with the County Clerk-Recorder of San Mateo County on December 3, 2018.
(ALM Dec. 12, 19, 26, 2018; Jan. 2, 2019)

Call Alicia Santillan at 650-223-6578 or email asantillan@pawekly.com for assistance with your legal advertising needs.

J & J CONSULTING
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 279709
The following person (persons) is (are) doing business as:
J & J Consulting, located at 423 Wildwood Dr., South San Francisco, CA 94080, San Mateo County; Mailing address: P.O. Box 1271, San Bruno, CA 94066.
Registered owner(s):
JONATHAN LOUIS CASTAING
423 Wildwood Dr.
South San Francisco, CA 94080
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on March 2018.
This statement was filed with the County Clerk-Recorder of San Mateo County on December 5, 2018.
(ALM Dec. 12, 19, 26, 2018; Jan. 2, 2019)

LEVEL 10 STUDIO
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 279673
The following person (persons) is (are) doing business as:
Level 10 Studio, located at 1156 Arroyo Ave., San Carlos, CA 94070, San Mateo County.
Registered owner(s):
ERICA LYNN MALFATTI
1156 Arroyo Ave.
San Carlos, CA 94070
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on 10-1-2013.
This statement was filed with the County Clerk-Recorder of San Mateo County on December 3, 2018.
(ALM Dec. 12, 19, 26, 2018; Jan. 2, 2019)

ARGO WELDING
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 279681
The following person (persons) is (are) doing business as:
Argo Welding, located at 2964 Bay Rd., Redwood City, CA 94063, San Mateo County.
Registered owner(s):
MIGUEL ANGEL ZERTUCHE PIEDRA
1433 Oxford St.
Redwood City, CA 94061
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
This statement was filed with the County Clerk-Recorder of San Mateo County on December 3, 2018.
(ALM Dec. 12, 19, 26, 2018; Jan. 2, 2019)

997 All Other Legals

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF SAN MATEO
Case No.: 18CIV06257
TO ALL INTERESTED PERSONS:
Petitioner: BALBANEDA PACHECO DE ORTEGA filed a petition with this court for a decree changing names as follows:
BALBANEDA PACHECO DE ORTEGA to NINA ORTEGA.
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 scheduled 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: January 11, 2019, 9:00 a.m., Dept.: PJ 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: November 28, 2018
/s/ Susan Irene Etezadi
JUDGE OF THE SUPERIOR COURT
(ALM Dec. 12, 19, 26, 2018; Jan. 2, 2019)

M-A headed to state championship

Palo Alto Weekly sports staff

Troy Franklin took a toss from freshman quarterback Matt MacLeod and raced 70 yards for the go-ahead touchdown in Menlo-Atherton’s 27-20 victory over Eureka in the CIF NorCal Regional Division 3-AA championship at McKinleyville High on Dec. 7.

The victory means the Bears (12-2) will host the state championship game at Sequoia High School on Saturday, Dec. 15, against Lincoln of San Diego (11-4) at 6 p.m. The Bears will be playing in their second state championship game in three years.

Lincoln beat Culver City 54-46 on Nov. 30 in the SoCal Regional final to advance to the state title game.

Franklin scored three touchdowns for the Bears, two on passes of 69 yards and 13 yards from Jack Alexander. Deston

Hawkins added a 5-yard scoring run for the Bears.

“It was a long ride, a great crowd, loud, and a muddy field,” Menlo-Atherton coach Adhir Ravipati said. “To be honest we were a little sloppy on both sides of the ball. I’m proud of the guys for finding a way to win.”

After Eureka took a 7-0 lead, Franklin took a receiver screen a few short yards down field and turned it into a 69-yard scoring play. He scored again later in the first quarter, putting the Bears ahead 14-7.

On the next drive, M-A’s Noa Ngalu literally ripped the ball out of the hands of a Eureka runner deep in Loggers territory, setting up Hawkins’ short touchdown run and M-A’s 20-7 halftime lead.

M-A held Eureka on its opening possession of the second half, but as a steady light rain fell, the field became treacherous. Hawkins slipped before

taking a handoff from Alexander at his own 10-yard line and his helmet knocked the ball out of Alexander’s grasp.

Eureka recovered the fumble and eventually scored on a 13-yard run to make it 20-14. M-A penalties gave the Loggers decent field position to eventually tie the game at 20-20 early in the fourth quarter. A missed extra point left the contest even.

MacLeod entered the game for the first time and, as he did against Wilcox on Nov. 30, put the ball in Franklin’s capable hands. The sophomore receiver took a pitch and made his own running lanes in racing 70 yards. Anthony Waller’s extra point made it 27-20.

“Part of our game plan was to get the ball in Troy’s hands,” Ravipati said.

The Bears’ defense led an effort that forced Eureka to turn the ball over on downs twice in the final eight minutes.

County hopes to expand emergency alert system

The San Mateo County Board of Supervisors unanimously passed a resolution last month encouraging the county’s Office of Emergency Services to expand its current emergency alert notification system to a greater number of residents.

Supervisor David Canepa introduced the resolution in partnership with county Sheriff Carlos Bolanos and the county OES to implement a new state

law, Senate Bill 821, signed by Gov. Jerry Brown in September.

The law allows counties to access resident contact information via a public utility with the sole purpose of enrolling them in a public emergency warning system.

Only about 10 percent of county residents are now signed up for SMC Alert, the county’s alert notification system administered by the county OES.

Residents would have the option of opting out of the system once enrolled.

The protocol will ultimately have to be approved by the county OES, a joint powers authority overseen by the Emergency Services Council, a board consisting of representatives from the county and each of its 20 cities.

Residents who want to sign up for the alerts can go to SMCAalert.info.

INCUMBENTS

continued from page 8

lot of time for them to get up to speed,” Carlton said.

“We all had professional relationships on the council prior to (the elections), and I think the council is going to stay collaborative, Mueller said. “I’m looking forward to taking all of the new

energy from the new council members and (trying) to do something exciting for the city.”

Among Mueller’s top priorities when the new council is seated, he said, are to discuss the “sunshine” calendar policy, evaluate the council travel policy and consider a minimum wage ordinance.

Public works projects have to

take a backseat for now because the Menlo Park staff needs to become more stable after losing a number of management-level staff members this year, including its city manager, he noted. He also wants the new council to work with the county to ensure that funding from the new half-cent transportation sales tax, Measure W, makes its way into the fund for Dumbarton corridor projects.

Along with newcomers Combs and Nash, Cecilia Taylor took her place at the council dais this week after her overwhelming victory at the polls last month. She will represent District 1, which includes the Belle Haven neighborhood where she grew up. ■



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CHRIST CHURCH

The Episcopal Parish of Portola Valley & Woodside

CHRISTMAS EVE:

Children's Pageant Eucharist at 3 p.m.

Candlelit Eucharist with Choir at 5:30 p.m.

CHRISTMAS DAY: Holy Eucharist at 10 a.m.

815 Portola Road, Portola Valley; tel. (650) 851-0224; <www.ccpvw.org>



Join Us For Christmas

Christmas Eve

(All services will be about an hour)

3:00 pm Christmas Pageant Service

6:00 & 10:00 pm Christmas Eve Worship with Choir

9:30 pm Carol Sing

330 Ravenswood Ave., Menlo Park (650) 326-2083
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Peninsula Christmas Services




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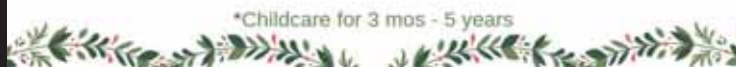
Monday, December 24
5 pm* and 8 pm



**new community
CHURCH**

anewcommunity.church
1100 Middle Avenue, Menlo Park

*Childcare for 3 mos - 5 years



Christmas Eve
Candlelight
Service
7:30pm

Village Hub
Holiday Party & Gift Faire
11a-5p Dec 21st

Find Joy
Sundays at 9:30



Children's
Christmas Pageant
Dec 16th at 9:30

Woodside Village Church
3154 Woodside Road
Woodside CA 94062



wvchurch.org
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CALENDAR

Visit AlmanacNews.com/calendar
to see more calendar listings

Theater

TheatreWorks Silicon Valley Presents 'The Santaland Diaries' TheatreWorks Silicon Valley presents the holiday themed "The Santaland Diaries," returning to the 180-seat Lohman Theatre. Written by David Sedaris, directed by Jeffrey Lo and starring Max Tachis, this show will have a limited three-week run in Los Altos Hills. Through Dec. 23, times vary. \$45, discounts available for students and subscribers. Lohman Theatre, 12345 S. El Monte Road, Los Altos Hills. theatreworks.org

Concerts

Sonos Handbell Ensemble with Fred-erica Von Stade The Sonos Handbell Ensemble, along with mezzo-soprano Fred-erica von Stade and the Young Musicians Choral Orchestra, will perform in celebration of the holidays. Dec. 16, 2:30-4:30 p.m. Free. Bing Concert Hall, 327 Lasuen St., Stanford. Search events.stanford.edu for more info.

Music

'A Chanticleer Christmas' San Francisco's own men's choir brings its annual holiday celebration blend to Memorial Church. Since its 1978 founding in San Francisco by Louis Botto, Chanticleer has toured the world. Dec. 12, 7:30 p.m. \$64. Memorial Church, 450 Serra Mall, Stanford. Search events.stanford.edu for more info.

'Annual Messiah Sing/Play Along' The annual "sing and play it yourself" celebration

of Handel's masterwork, conducted by Stephen Sano, is a campus tradition. Orchestral parts will be provided, and singers may purchase scores at the door or bring their own. Dec. 14, 7:30 p.m. \$13-\$23. Memorial Church, 450 Serra Mall, Stanford. Search events.stanford.edu for more info.

Dance

'It's a Wonderful Nutcracker' Menlowe Ballet presents "It's a Wonderful Nutcracker." Set in the 1940s, this ballet combines "The Nutcracker" and "It's a Wonderful Life" into one show. Dec. 14-16 and 21-23, times vary. \$29-\$62. Menlo-Atherton Performing Arts Center, 555 Middlefield Road, Atherton. menloweballet.org

Health & Wellness

Mindfulness Meditation Participants will learn the basic principles of mindfulness and the benefits of regular practice. The class will explore breathing and mindfulness techniques. Suggestions will also be included so that attendees can integrate these tools into their lives. Dec. 13, 11:15 a.m.-12:15 p.m. Free. Portola Valley Library, 765 Portola Road, Portola Valley.

Outdoor Recreation

Woodside Ramble The Woodside Ramble welcomes runners of all skill levels to partake in this year's event. Participants will run on twisting single-track trails, including Crystal Springs and Skyline trails. A 10K, a half-marathon, a 35K and a 50K are all available. Dec. 15, 8 a.m. \$40-\$70. Woodside Ramble, 1100 Kings Mountain Road, Woodside. trailrunner.com/event/woodside-ramble

Here come the Holidays

the art of giving

Holiday Sale NOW through December 24th!

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They've been working on the railroad

With the arrival of December, it was once again time for members of the West Bay Model Railroad Association in Menlo Park to show the public what they've been up to for the last 12 months.

In the open house held Saturday and Sunday, Dec. 1 and 2, inside a former railroad baggage building at 1090 Merrill St., much was familiar along the serpentine sets of railroad tracks. The theater marquee still advertises "Gone with the Wind" and the canyon is still spanned by a tall trestle.

But the unfinished scenes from the previous year have been transformed. Now there's a night scene with a full moon rising, a hamlet in the woods, a vineyard backdrop to a farm scene, and a newspaper building for the Daily Planet and the Weekly News-Advertiser.

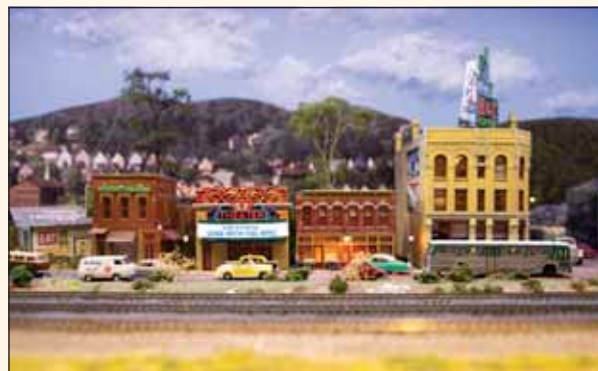
The model train display is free and open to the public, informally, from noon to 4 p.m. on the second Saturday of each month. Donations are accepted.

Go to wbmrra.ning.com for more information.



Photo by Magali Gauthier/The Almanac

Lou Cartalano of the West Bay Model Railroad Association makes an adjustment to a model oil refinery that sits alongside a railroad track complete with a model train of black tank cars.



Clockwise from left: A miniature marquee advertises a 1939 movie and the era represented by this railroad: the 1940s and 1950s. **A yellow locomotive** pulls a freight train in miniature, a presentation by the artisan members of the West Bay Model Railroad Association. **A freight train** passes Matt Holder and his son Brooks at the West Bay Model Railroad Association. **The trees**, the train and the hillside have a touch of reality, enough to warrant wonderment from Eric Kneeland and his son Louis. Photos by Magali Gauthier/The Almanac.

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LET'S DISCUSS:
Read the latest local news headlines and talk about the issues on Town Square at AlmanacNews.com

Who is Menlo Park? The answer is in our values

By Rachel Horst

A lot of people talk about Menlo Park as if we're collectively headed to hell in a handbasket. I don't see it that way.

Like many cities in the Bay Area, Menlo Park faces some daunting challenges, from income disparities to traffic congestion. Still, I believe we can address basic needs and quality of life without sacrificing the core of our community.

Menlo Park is a place where residents patronize local businesses with preternatural fervor. Lawn signs with value statements celebrating diversity, science, and truth abound. People fret about the safety of their streets, the reunification of pets with owners, the empathy levels of their children.

Our most recent general plan, the city's planning document for land-use and development decisions, was written to be both the guiding star for steering the future growth of Menlo Park and a statement of these collective values.

What's troubling to me, when I look at our recent development and transportation record, is that something is getting lost in the translation from plan into practice, from principle into policy. Instead of leading with our values, we're leading with bad intuition, and then making excuses for it later.

What does not living up to values look like? It's prioritizing parking over density, or pedestrian and bike safety. It's taking a passive attitude towards both market-rate

and affordable housing. It's disregarding the character and stability of one neighborhood to preserve the character and stability of others.

Take downtown Menlo Park, which many consider central

to the vibrancy and character of our community. So many conversations on projects there start and end with where folks are going to park. But there's nothing as devoid of "vibrancy and character" as the image of cars spilling out of soulless lots into pedestrian and bike traffic. The empirical evidence shows, however, that that is what you get when planning decisions consistently focus on how to make parking easier, as opposed to on principles like sustainability or safety.

We must check ourselves: It is impossible to create parking for every single individual who lives, or who may live, here in the future. The de-prioritization (not elimination!) of parking might indeed change how some people experience coming to downtown Menlo Park — but that is for the good. The assumption that accommodating cars is a sensible downtown retail strategy, let alone an equitable one, is long overdue for questioning.

Fretting over parking also steals air-time from a more urgent problem: our regional housing crisis. To some of us who



Rachel Horst is a member of the Menlo Park Housing Commission and of the new community group Menlo Together. She is a senior policy analyst at University of California.

GUEST OPINION

sit through daily traffic jams, the city might already feel overcrowded. But at peak commute times, most vehicles on the road are on the same route: where people work (Menlo Park) to and from where

they live (not Menlo Park), which is often far away and connected only by a handful of major thoroughfares. Keeping potential residents out of Menlo Park does nothing to curb traffic in Menlo Park. It's exacerbating the problem.

Far worse, some of our neighborhoods are losing residents at an alarming rate, and many residents are struggling just to stay housed. If we care about equity, inclusion, diversity, and empathy — as we profess to — then our discussion must place the needs of our *entire* community first. Menlo Park must do its part to ensure that at least some new individuals and families of varied incomes can live here, and those who already do can stay.

Other Bay Area cities have attempted to relegate growth and change to a sliver of town; it hasn't served them well. We must also start a conversation about how to more evenly distribute housing development across all of our neighborhoods.

To accomplish these goals, housing affordability needs the full attention (read: prioritization) of city leadership, but so far,

that hasn't happened.

I know how easy, and somewhat unfair, it is to see the shortcomings of city decisions in the aggregate. And I appreciate how difficult it is for officials to go to bat repeatedly for certain principles, when there are so many vocal and conflicting interests on projects big and small. But that, I believe, is what it means to lead with values.

Local government comes down to making a countless series of decisions on often mind-numbingly small details. But these choices add up to what and who a city is. It is my view that we should expect nothing less from our city than the kind of transformative planning and policymaking required to make a meaningful dent in the challenges we face.

We have commissioners and informed citizens standing at the ready to help, and, of course, residents to serve as a resource for city leadership. New organizations, like Menlo Together, of which I'm a member, as well as many other well-informed and well-respected grassroots groups, are contributing to the robust movement towards a more unified and forward-thinking city.

With a new year, a new council, and new key staff on the horizon, this can be and must be the moment to realign the quality of our private lives with the greater good of our city. Preserving the "character" of Menlo Park is a core value, but it's vital that, as residents and citizens, we never forget that the character of a town is only as good as the character of the people who are living in it.

LETTERS

Our readers write

Nonprofit utility offers residents low-cost energy

Editor:

Kate Bradshaw's article ("New Agency is bringing renewable energy to county," Nov. 28) on

how Peninsula Clean Energy (PCE) buys the lowest-cost solar energy from large solar farms in California and provides it to San Mateo County residents was very informative.

PCE, which is a nonprofit utility company, provides a more economical source of solar energy for residents not wanting to invest in a rooftop system.

Well-known energy expert Severin Borenstein at UC Berkeley says that large solar farms produce solar power more economically than small-scale rooftop systems. Since our taxes subsidized the building of these large-scale solar farms in California, we should benefit from the inexpensive solar power they produce, and that is what PCE lets us do.

Ed Kahl

Whiskey Hill Road, Woodside

County is a leader in clean power initiatives

Editor:

Kate Bradshaw and The Almanac captured the excitement surrounding Peninsula Clean Energy's Wright Solar Project (The Almanac, Nov. 28). This new 200-megawatt solar facility will be the largest one yet with a Community Choice Energy group as sole off taker, putting San Mateo County in a leadership position when it comes to clean power initiatives in California that benefit customers while helping keep rates lower than PG&E.

The article aptly describes the controversy surrounding the state Public Utilities Commission and PG&E efforts to raise certain fees for the state's Community Choice Energy customers. Whether or not those efforts succeed, Peninsula Clean Energy is committed to saving money for our customers, and will continue to maintain our rates 5 percent

lower than PG&E. Peninsula Clean Energy is committed to providing cleaner energy at lower rates throughout San Mateo County. Learn more at peninsulacleanenergy.com.

Jeff Aalfs

Chair, PCE board of directors
Portola ValleyTown
Council member

What can community do to reduce fire risk?

Editor:

The Almanac has done a great service by informing us about the risks of a local fire similar to the recent Camp and Woolsey fires, and how homeowners can prepare. But what about actions we can take as a community?

Would eliminating above-ground power lines be worth the high cost through lower home insurance rates over many years? Would controlled forest burns lower our risk? What other actions might we consider?

David G. Stork

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What's on your mind?

From City Hall politics and the schools to transportation and other pressing issues, the Almanac aims to keep readers informed about their community. But we also want to hear from you.

Tell us what's on your mind by sending your letters to letters@AlmanacNews.com. Or snail-mail them to: The Almanac, 450 Cambridge Ave., Palo Alto, CA 94306.



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For video tour & more photos, please visit:

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1066 Metro Circle, Palo Alto

Newly-Built Modern Masterpiece in Palo Alto

Just completed construction in October 2018, this stunning 6 bedroom, 5.5 bath estate of 4,068 square feet (per county) showcases a stunning range of modern innovations blended beautifully with classic midcentury virtues. Andersen windows, vaulted ceilings with skylights, Nest-controlled HVAC, LaCantina folding doors, and Carrara and Calacatta marble finishes reign throughout three bedroom suites, a jack-and-jill unit, luxurious master suite, great room, and dedicated home office. Liebherr and Thermador appliances command the chef's kitchen, which creates a striking indoor-outdoor connection to the large patio, lush backyard, and expansive lot of 13,072 square feet (per county). In this prestigious location, residents are moments away from 22-acre Greer Park, vibrant Midtown Shopping Center, world-class schools, and award-winning restaurants.

For video tour & more photos, please visit:

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370 Mountain Home Court, Woodside

A Bucolic Masterpiece Perfectly Located

This splendid estate of nearly 3.93 acres (per county) sits on the most coveted street in Woodside and is walking distance to downtown Woodside. The home is every entertainer's dream, and includes a recreation room, gym, and guesthouse, for a total of 4 bedrooms, 5.5 bathrooms, and a living area of 10,969 sq. ft. (per drawings). Amenities include a pool, tennis court, exquisite landscape with lush grounds, pergola, and walkways that meander along the creek through wisteria-entwined arbors. Mere moments to Huddart Park, The Horse Park at Woodside, Highway 280, and extensive network of trails for equestrians, hikers, and bikers. Children may attend excellent schools, such as Woodside Elementary (K-8) (#13 Elementary School in California) (buyer to verify eligibility).

For video tour & more photos, please visit:

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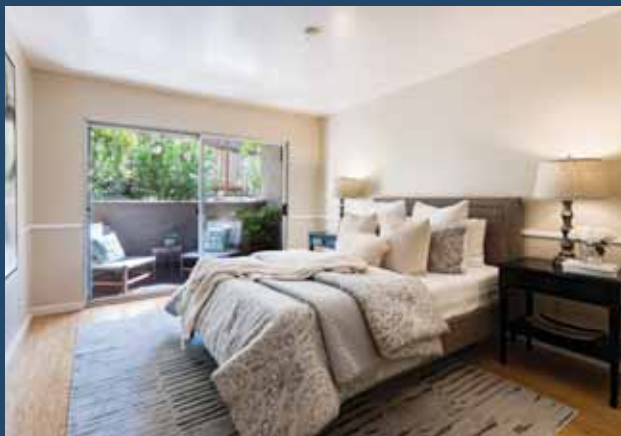
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For more information, video tour & more photos, please visit:

www.675SharonPark134.com



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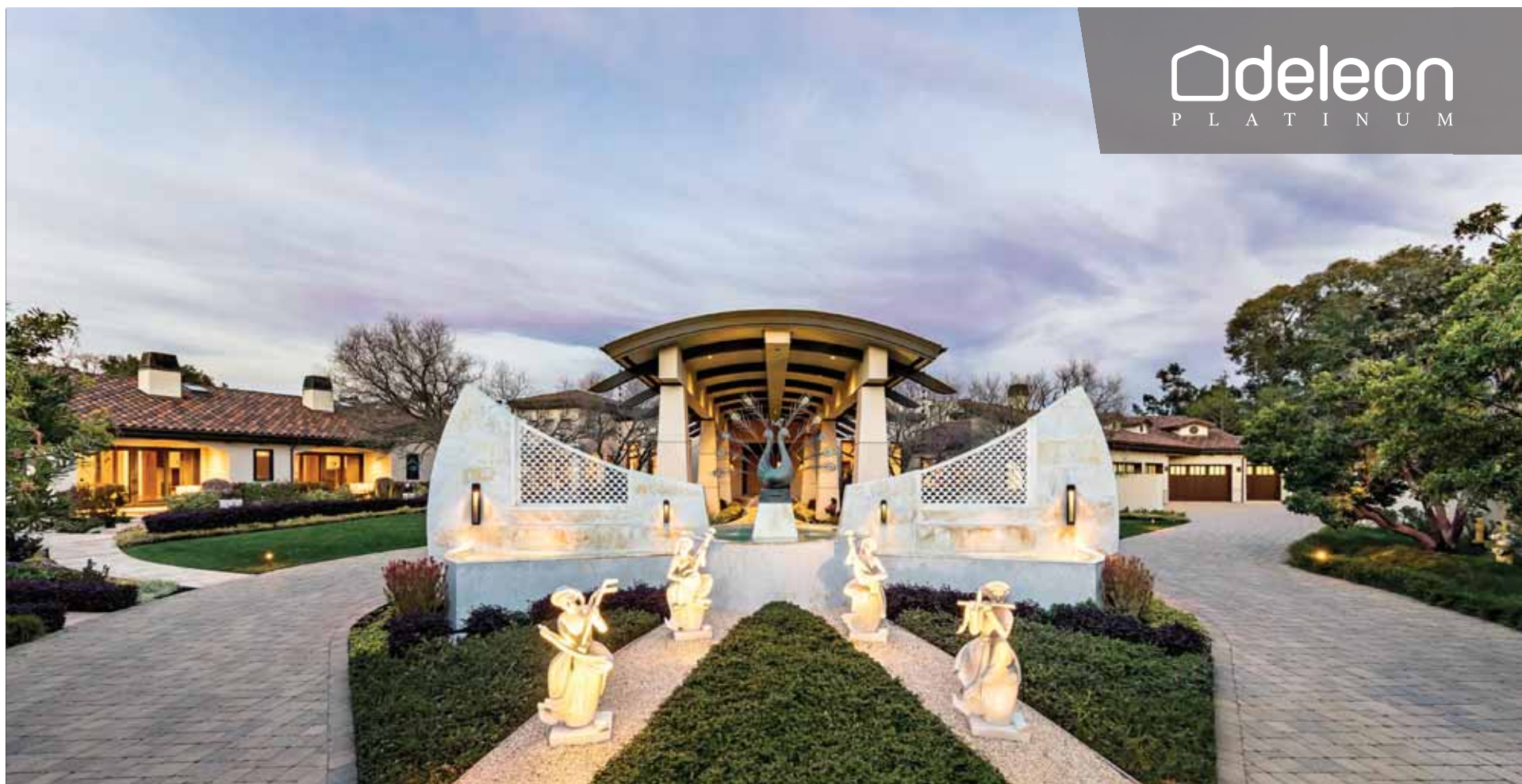
773 & 775 Partridge Avenue, Menlo Park

Offered at \$4,288,000

Located in the prime Allied Arts & Downtown neighborhood, this recently remodeled multi-family property offers two ground floor units and additional upstairs space with 3 more bedrooms and 2 baths across a 7,500 square foot lot (per county). Perfect as potential rental property or extra room to house overnight friends and family, this unique design allows for a world of possibilities. The first unit features an inviting arch window that brings natural light into the combined living, kitchen, and dining rooms. Two bedrooms share a jack-and-jill bath and a walk-in closet, while another full bath services the third bedroom. The second back unit offers two additional bedrooms that share a full bath, a granite kitchen, and a relaxed lounge area. Upstairs, a rooftop deck provides excellent entertainment potential, while a great room, master suite, and two other bedrooms await inside. In this great location, you'll be moments away from popular Santa Cruz Avenue, Fremont Park, Allied Arts Guild, and top-rated schools.

For more information, video tour & more photos, please visit:

www.773and775Partridge.com



27500 La Vida Real, Los Altos Hills

Silicon Valley's Ultimate Estate

The long driveway entices you toward the arched beam portico that only hints at the magnificence within. This 5 bedroom residence of 20,982 sq. ft. (per county) has 7 full baths and 5 half baths and rests on more than 8 acres (per county) of resort-like grounds. Globally-inspired architecture, flawless construction by an award-winning builder, the finest selection of materials, finishes, and technology, and exquisite interior and landscape design, create spaces that are both inspiring and comfortable. From its sumptuous master suite, supremely appointed kitchens, and indoor pool under retractable skylights, to its 15-seat theater, 3,000-bottle capacity wine cellar, and comprehensive home automation, this remarkable haven offers every conceivable amenity. A separate office structure is amply outfitted to host executive-level meetings and serve other business needs. As much as an heirloom to be cherished as a place to call home, this prestigious estate is surrounded by verdant views and is just minutes from all the major Silicon Valley tech companies, Sand Hill Road VCs, top-10 ranked California schools, major airports, and central to the best of Bay Area attractions.

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