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

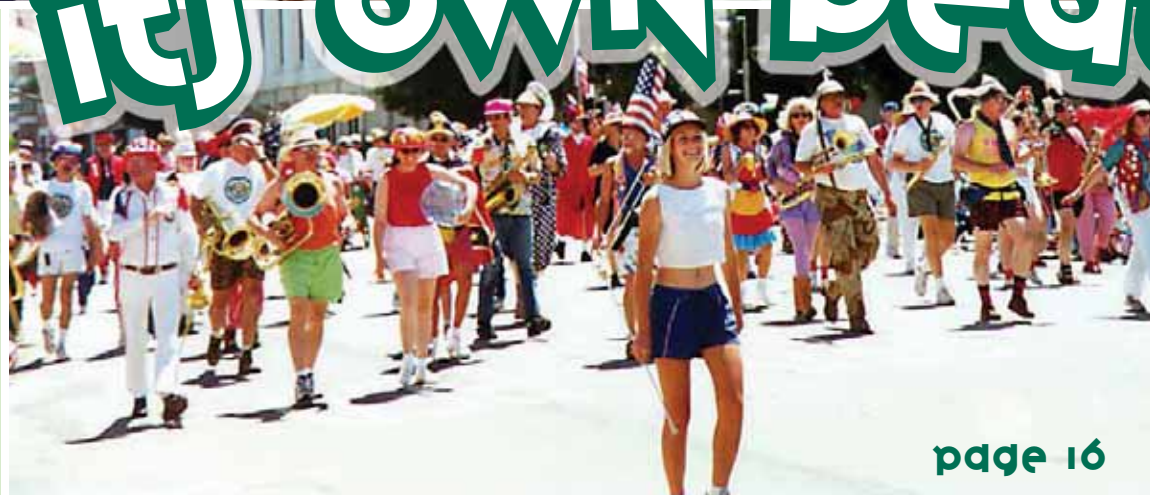
FEBRUARY 19, 2020 | VOL. 55 NO. 24



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Marching to its own beat



page 16

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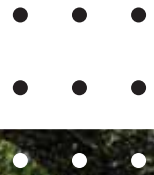


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More rooms for Facebook hotel OK'd | Page 7
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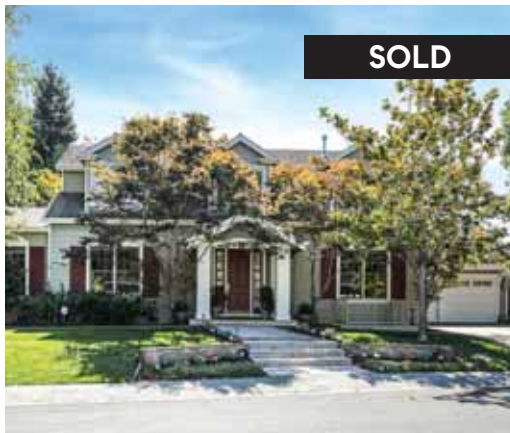
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Menlo Park



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Menlo Park



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Menlo Park



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Menlo Park



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Menlo Park



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With the owner of The Oriental Carpet preparing to retire this year, everything in stock at the downtown Menlo Park store is on sale – with the steep discounts ranging from 50% to 80% off.

Owner Bruce Good amassed an incredible collection of high-quality hand-knotted rugs in his nearly four decades in the business, and he has more than 2,500 pieces left to sell in his Santa Cruz Avenue store. The store's entire inventory is priced to sell.

"As I get closer to retirement, there will be more reductions – but less choice," said Good. "The best pieces will go quickly."

He's seen some customers come in and buy a rug for every room in the house, he said. All the rugs the store sells are hand-woven and knotted from traditional producers and cooperatives in Iran, Afghanistan, Pakistan, India and Nepal. The store has pieces in every standard size and offers an array of designs including traditional, contemporary and "transitional" – rugs that can be formal or casual, depending on the furnishings they're paired with. The store offers rugs made from wool, silk and viscose, a material that looks and feels like silk but is more affordable.



Good says the majority of the rugs he sells are made of wool, which is the strongest and hardest material. Viscose offers the soft feeling of silk but is easier to clean.

"I personally really like it," he said. "You can put it into a family room without worrying about it."

The store's selection also includes a large number of antique rugs. Collectors appreciate how a rug's colors soften over the years, giving the piece a fine and distinctive patina.

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The Oriental Carpet has been serving Peninsula residents for 46 years, helping homeowners and designers achieve the look and feel that a beautiful, high-quality carpet can bring to a room. Good said the handcrafted rugs last forever – but his sale won't. If you're looking for an attractive rug at an even more attractive price, now is the time to go shopping.

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Local News

MENLO PARK | AHERTON | WOODSIDE | PORTOLA VALLEY



Photo by Sammy Dallal/The Almanac

Denise Enea retired from her position of fire marshal with the Woodside Fire Protection District after 24 years of service in the district.

Retired fire marshal learned the field from the ground up

By Rick Radin
Almanac Staff Writer

Denise Enea became a specialist in making sure Woodside and Portola Valley neighborhoods were protected from wildfire during the time she served as the Woodside Fire Protection District's fire marshal.

And now that she retired from the district, she says she can look back on her 24 years of service and say that the two towns and surrounding areas are much safer from fires than they were before she arrived.

"People weren't thinking about fire resiliency 20 years ago," said Enea, who retired on Dec. 28. "People have really changed, and today they're trying to prevent fires from igniting in the first place, and trying to keep the fires as slow-moving as possible."

Enea grew up in Woodside and never drifted very far from home.

A Woodside High School graduate, she attended college at the University of San Francisco to become a registered nurse. From there, she went into high-rise construction doing project management for a local contractor, and then made a career change to follow her father, John Enea,

a Redwood City fire district battalion chief, into the field.

"I really liked the idea of not making money for somebody, going to work, helping people solve problems, and public service," she said.

Enea started out humbly as a receptionist at the front desk in the fire district office, but soon began taking classes on fire prevention with the idea of making that her specialty, said Fire Chief Rob Lindner, who was on the staff when she joined the district.

Enea said she was mentored by the previous fire marshal, Robert Nahmens, and took over for him when he retired in 2003.

During the period she worked under Nahmens' guidance, she prepared people to work for the fire district, and did building safety inspections and inspections of open space areas, she said.

"We work with a lot of large landowners, including the Midpeninsula Open Space District," she said. "They want to do fuel reduction, but they just don't know where to start."

Enea also helped start Woodside's incentive program for "home hardening," in which residents receive up to \$2,000 from the town to make their homes

more fire resistant.

Another part of her job was fire investigation. The district now has three certified investigators who determine the cause of vegetation fires, she said.

Enea started the district's chipper program, in which the fire district picks up brush after people clean up their property, then cuts it up and disposes of it. The program operates from May through November.

Lindner noted that Enea was able to put her construction management background to good use as the project manager for the construction of Station 19 in Emerald Hills, the newest of the district's three fire stations.

Enea has worked closely with the town governments of both Portola Valley and Woodside in developing plans and programs to cut the wildfire threat.

"The fire marshal is in charge of the fire prevention side, the plan reviews, and code enforcement on building construction," Lindner said. "She oversees everything in fire prevention."

Portola Valley Town Manager Jeremy Dennis said Enea was heavily involved with the town's

See **FIRE MARSHAL**, page 8

Emergency response speeds need to get speedier, report says

By Rick Radin
Almanac Staff Writer

A report analyzing Menlo Park Fire Protection District operations from 2016 to 2018 has suggested improvements in the district's response times to emergencies.

The amount of time between fire dispatch receiving calls and alerting the district, times for assembling firefighters' apparatus and beginning response to emergencies, and times for traveling to and from incidents are higher than the district's performance goals and national standards, according to a consultant's report entitled "Community Risk Assessment: Standards of Cover," which was commissioned by the district from Emergency Services Consulting International of Willsonville, Ohio.

The report is part of the district's accreditation process, according to Fire Chief Harold Schapelhouman.

The amount of excess time in emergency responses was part of a list of 25 findings about department performance, Schapelhouman wrote in a response to the report.

"Overall, the majority of the 25 findings were positive and stated that the fire district should continue its current practices," he said. "However, 11 of the 25 have been deemed by the fire district as 'challenges' requiring further ... investigation, research, discussion or improvement."

Fire dispatch, which is handled by San Mateo County, not the district, processes medical and service calls within one minute and 45 seconds 90% of the time, and fire calls within two minutes and 43 seconds 90% of the time, according to the study. But national firefighting standards set a higher bar: Calls should be processed within 64 seconds 90% of the time, the study reports.

"The way we do this is an agreement in the entire county," Schapelhouman said. "There is a lot of discussion about emergency medical dispatch. It's a county-wide issue and not as easy as it sounds."

Travel times to incidents could be improved through cooperation

with cities in limiting traffic calming measures; those measures, such as speed bumps, hard medians and curb extensions, slow down emergency vehicles' response time, according to the report.

Fire district board member Virginia Chang-Kiraly said this could be overcome with cooperation from the cities and towns in the service area, including Menlo Park, Atherton and East Palo Alto.

"A lot of the traffic mitigation devices slow the movement of traffic, and the congestion in our neighborhood shows that," Chang-Kiraly said. "All the cities have to plan with us, and if they don't plan with us, there's only so much we can do."

"We don't like traffic control devices and traffic congestion," Schapelhouman seconded. "It's often travel times that cause the delay. We do have a very good network of fire stations and the distances between them are very small."

'All the cities have to plan with us, and if they don't plan with us, there's only so much we can do.'

VIRGINIA CHANG-KIRALY,
FIRE BOARD MEMBER

The report also suggested that response times could be improved in the case of medical emergencies, which constitute 65% of district calls, by sending an ambulance or another vehicle staffed by paramedics in place of a fire engine.

In emphasizing the importance of responding to medical calls swiftly, board member Chuck Bernstein cited a report from the American Heart Association stating that 95% of cardiac patients can be saved if they are treated within one to two minutes of the cardiac incident. In contrast, after seven minutes only 6% of victims are saved, and after nine minutes, fewer than 1%.

See **RESPONSE TIMES**, page 8

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Candidate may face FPCC investigation of possible PAC collaboration

By Kate Bradshaw

The California Fair Political Practices Commission (FPCC) has confirmed it will follow up on a complaint it received on Jan. 30 raising suspicions that state Senate candidate Annie Oliva has collaborated with an independent expenditure committee supporting her run to represent California's District 13. If she has, it would be in violation of campaign rules set forth in the Political Reform Act.

Oliva has received \$423,158 so far in support of her campaign through independent expenditures from one committee: the California Real Estate Independent Expenditure Committee — California Association of Realtors.

There are no limits on how much a third party can spend in support of a candidate as long as that money is not given directly to the candidate's campaign committee, no coordination occurs with the candidate, and the source of the spending is properly disclosed, according to state rules for campaign finance. Oliva called the complaint baseless, false and politically motivated, and said that the complaint lacks information to support the allegations.

"I am running a campaign demanding change — and challenging the status quo on homelessness, housing and how government works. The establishment is pushing back — and we expected that," she said in an email.

The complaint filed with the FPCC comes from Dan Stegink of Pacifica, who is a founding member of the Peninsula Progressives and a one-time candidate for the San Mateo County Board of Supervisors. He alleges that photos of Oliva in mailers sent by the independent expenditure committee look suspiciously similar to those in other materials produced by the Oliva campaign, even using the same models, and that none of the photos is publicly available for downloading on her campaign website.

This news organization confirmed that one of the mailer photos is not on her website.

In his complaint, Stegink alleges that the independent committee's mailers are the sole mailers being sent to support Oliva's campaign. Part of his suspicion, he said, comes from the outsized role these mailers appear to be playing in Oliva's campaign.

"She has literally done nothing other than these mailers," he said in an interview. "She skipped an awful lot of debates other people were involved in."

Meanwhile, he noted, the independent expenditure committee, which represents Realtor interests statewide, has put more money into supporting Oliva than it has any other campaign in the state.

What's more, he said, Oliva is in frequent contact at political and social events with two leaders of the San Mateo County Association of Realtors. That group is a member of the California Association of Realtors (CAR) and National Association of Realtors organizations.

As of Feb. 11, Oliva's LinkedIn page listed her as a current director at the San Mateo County Association of Realtors and as president of the organization in 2011.

When asked about it, Oliva said that she left the San Mateo County Association of Realtors board in December 2012 and did not update her LinkedIn page.

"Never have I said I am currently on the board in any of my campaign literature, website or any other place. It was an oversight not to update my LinkedIn profile," she said in an email.

San Mateo County Association of Realtors endorsed Oliva in an announcement on the organization's website on Jan. 28 but did not mention her connection to the organization.

At a Feb. 5 forum of the candidates hosted by this news organization, Oliva was asked about the potential influence of the Realtors' group on her as a legislator, given the financial support of her campaign.

"I had no idea they would be doing this. It's an independent expenditure," she said. "I've been very involved in San Mateo County Association of Realtors and CAR. I'm humbled and very honored they noticed my work. ... I'm grateful for their support."

"That one group is doing whatever they're doing, and I have no clue what's next — if anything is next," she said.

The enforcement division of the FPCC has asked Oliva to respond to the allegations with information and documents by Feb. 17. After that, it will determine whether it will investigate the allegations.

In addition to the Realtors' independent expenditure funds,

See **OLIVA**, page 18

Menlo Park council OKs more rooms for Facebook hotel

By Rick Radin
Almanac Staff Writer

The Menlo Park City Council approved the addition of 40 rooms and a new parking arrangement to plans for a hotel on the Facebook campus on Feb. 11, but not before asking staff to assess the potential impact on traffic and water supply.

The developer of the five-story, 90,000-square-foot citizenM Hotel planned for the corner of Bayfront Expressway and Chilco Street will be allowed to increase the facility's size from 200 to 240 rooms and lower the number of parking spaces from 245 to 118. At the same time, the developer will contract with Facebook to use 127 spaces in the parking garage of the tech company's Building 22 to bring the number of parking spots available to

guests back up to 245.

The vote was 4-0, with council member Drew Combs, a Facebook employee, recusing himself.

The expansion to 240 rooms is necessary for the hotel to make a profit, according to Ernest Lee, citizenM's managing director and head of development.

Part of the reason for the request for additional rooms has to do with demand, Lee said in July 2019, when the Planning Commission reviewed the hotel developer's request to add rooms and reduce the number of parking spaces. Local employers generate demand for about 400 to 450 hotel rooms a night on a daily basis, he said at the time.

Earlier, the council had approved a 200-room hotel on Facebook property as part of the tech company's West Campus Expansion development agreement.

An increase in traffic that could be caused by the extra rooms was a big concern for Councilwoman Betsy Nash, who said a promise to reduce traffic was a major factor in her being elected.

"There will be more people in the area and more traffic congestion," Nash said.

Mayor Cecilia Taylor agreed, saying that traffic impacts in the neighborhood are "horrible."

"Approving another building adds more cars," she said. "There's nothing regional there for everyone and this is why we struggle."

But Councilman Ray Mueller argued that it would be better to have the hotel space closer to Facebook so that drivers wouldn't be clogging the roads approaching the campus.

The amount of traffic that will be generated applies to the

entire Facebook campus and an existing cap regulates how many vehicles can be in the area.

Earlier in the meeting, Barrie Hathaway of JobTrain in Menlo Park talked about a partnership with the hotel to train workers for jobs, especially in the culinary arts. Hathaway said JobTrain has signed a memorandum of understanding with citizenM.

"They've made a commitment to us, helping to get access to a job," Hathaway said. "It's a good chance for them to get good employees."

The council's motion also included a commitment from the hotel developer to hire local residents for 25% of its workforce.

Council members also weighed in on the modular design of the project, with Mueller suggesting that it would be a good idea to cover exterior spikes on the hotel facade to give it a less-stark look.

"I did not find the aesthetics of the hotel pleasing and was trying to entertain requiring vertical gardens on the hotel," Mueller said in a phone interview.

City staff believes that the architectural style of the proposed building would complement the look of other buildings on the Facebook campus, according to a staff report on the project.

In the final motion, the council asked staff to determine how the addition of 40 rooms could impact traffic. It also directed staff to determine whether the city has updated its water allocation and analyze whether the hotel would be under its allocation cap.

"There are a number of other projects coming forward in the next year, and we want to make sure we are in compliance with the cap," Mueller said. ■

Atherton to contact residents about naming rights for civic center project

By Angela Swartz
Almanac Staff Writer

By the end of the month, the town of Atherton will send all residents letters informing them that it will recognize donors who support its \$31.6 million new civic center by granting naming rights to specific buildings or elements, including a new roadway and an adult reading deck at the new library, according to City Manager George Rodericks.

During a Feb. 5 meeting, council members approved the text for a letter and a list of about 20 naming rights opportunities for donors — and their associated donation amounts ranging from \$4,000 to \$5 million — to send along with the letter.

Councilman Mike Lempres wondered if it would make more sense to hold off on the naming rights decision until the buildings are completed.

"We might be more successful by taking a bit of a break in the formal process and waiting until we have the buildings more completed, and then reigniting it in a new process to really flesh it out and think it through," he said during the meeting.

But Mayor Rick DeGolia noted that the town could reduce the amount of money it needs through a "certificates of participation" financing mechanism (COPs) if the project receives more donations.

Currently, the town plans to use about \$7 million in COPs over a 10-year term to finance part of

the project's construction costs. Without an influx of cash, the town's general fund is projected to be \$1.9 million in the red by October, according to staff. The town would need to finalize its decision on the COP funding by August to receive the money in September, DeGolia explained.

The civic center is slated for completion in 2021, and includes a new mission-style building housing police offices, town administration, building and planning offices, and a council chamber/emergency operations center connected to the new library.

The construction of the library is fully financed by library funds, while the rest of the project is expected to be paid for through donations, the town's general fund and, potentially, COP financing. According to current projections, \$6 million in project costs would be covered by donations already made to Atherton Now, while nearly \$25 million is expected to come out of the general fund.

Vice Mayor Elizabeth Lewis said residents in large part didn't know that their donations could be used for commemorative naming opportunities.

"I think it (the naming rights) would give people a sense of participating in the town's historic building of the center — it creates more of a sense of community," she said.

The letter that will be sent to residents states that the civic center project is "by far the town's largest undertaking."

"It is truly an historic event, and we want to make sure you

are a part of it," the letter states. "Through your donation to the Town Center project you have the opportunity of having your family's name, or in memory of a loved one, within the Town Center and Library areas."

DeGolia noted that residents have approached him about four of the 20 identified naming opportunities.

Atherton Now, the nonprofit formed to raise private funding for the center, will contact those who have already donated to the project, council members said. Before the meeting, the council planned to contact donors who had given less than \$100,000 about naming rights, but Atherton Now organizers asked to contact all donors themselves.

For several months, staff has suggested that offering a naming rights option might increase donor contributions. The issue came into focus in September, when DeGolia mentioned that a resident expressed interest in loaning the town money for the project.

DeGolia said the resident could have his or her name put on a building or be similarly recognized in exchange for a zero-interest loan. The council ultimately opted not to pursue the loan.

At the meeting, the council decided that donors of more than \$500,000 will be recognized with "discrete plaques," 8.5 inches by 11 inches in size. Plaques will be half that size for donations less than \$500,000. This would be separate from recognition included on a donor wall, according to a staff report. ■

REAL ESTATE Q&A

by Monica Corman



Can a Lender Request Repairs?

Dear Monica: We are in contract to sell our home "As-Is" with no contingencies. Buyers sent the lender all of the inspection reports and now the lender is asking for a list of repairs we have done. What would you advise us to do? Rose J.

Dear Rose: It was a mistake for buyers to have shared so much information with

the lender. By doing so the lender couldn't ignore the information presented, and thus asked if certain repairs shown in the inspection report were done. This is the buyers' problem but it may involve you if they don't close on time.

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Carl Jones, Laurel School's man of many hats, dies

By Angela Swartz
Almanac Staff Writer

Carl Jones' favorite holiday was Valentine's Day, so that's the day — last Friday— that his family chose for his memorial gathering, friends and former colleagues at Laurel School said in an announcement.

The longtime Laurel School custodian and crossing guard, who delighted kids and staff at the Atherton school with his flair for hats, died on July 7, 2019, at the age of 62.

Jones, who lived in Half Moon Bay, worked for the school for 15 years before he retired in 2009.

He grew up in Chicago, the oldest of six children, Jones told *The Almanac* in a 2001 interview. After moving to California from Minnesota in 1990, he worked in construction.

In an unusual career trajectory, Jones helped build Mountain Mike's Pizza & Pasta in Redwood City, then was asked to stay on as a cook when the building was completed. He eventually

became the restaurant's manager before leaving to work on construction projects in the Burlingame Elementary School District.

Jones began working at Laurel in 1994, according to the district.

"Carl was most noted for his charismatic personality and the wearing of many fun and different hats, while performing his duties as a crossing guard at Ringwood and Edge roads," according to the school's memorial announcement. "He was a

wonderful person who will forever live on in our memories."

Jones started wearing a tall, red and black Dr. Seuss hat for his crossing guard duties because he wanted to make sure motorists would see him and the children, according to a past *Almanac* article. His collection of outlandish hats, from wizard to cowboy to Cat-in-the-Hat, swelled to over 100, and were stored in the school's multi-use room.

Outside of his regular school duties, Jones donated a barbecued rib dinner to the Menlo Park-Atherton Education Foundation's annual auction that, over the years, generated about \$100,000 for the school community, said Shari Conrad, a member of the foundation in 2009. He shared his cooking skills with Laurel staff — making them "delicious, tender spare-ribs," school staff said.

Jones told *The Almanac* in 2001 that his interest in cooking grew from watching his mom, a single parent, cook.



Carl Jones delighted school kids and staff with his assortment of hats.

According to the school announcement, Jones appeared on the program "Dirty Jobs," a TV series on the Discovery Channel hosted by Mike Rowe, featuring working people with difficult or messy jobs.

Jones is survived by his partner of 31 years, Fran Corbit, his mother Mary Moore Madison, and his siblings.

The Feb. 14 memorial was held at Skylawn Memorial Park in San Mateo. In lieu of flowers, his family requests that donations be made to the Nine Lives Foundation in Redwood City, a non-profit cat rescue organization. ▀

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FIRE MARSHAL

continued from page 5

Wildfire Preparedness Committee, and the town adopted "99 percent" of the committee's recommendations.

"She was the fire district's resource to the committee for home hardening and design recommendations that will be implemented over the next year or so," Dennis said.

Although she says she's never done any firefighting, Enea said she's had some memorable experiences working with the district.

One time, after putting out a fire, the crew found some torpedo devices on the property and had to call in the bomb squad from Moffett Field. "We found the tail of a little bomb that turned out to be left over from the Korean War," she said.

Another time, after a house fire was put out, the fire crew found that a resident had hidden \$100 bills in magazines and had been storing money in different parts of the house.

"As we started taking the debris out, we started finding all this money everywhere," she said.

Enea, a Redwood City resident, said the best thing about her job was the people she met in the fire service. "The fire district is very caring and understanding," she said. "It's about meeting the residents and spending time with them. There is this huge customer service component."

In retirement, Enea is continuing to work for wildfire resiliency as president of Fire Safe San Mateo County, the organization dedicated to protecting property and the environment for county residents in the wildland/urban interface, according to the organization's website. The organization maintains public/private partnerships for education and fuel reduction.

Enea said she is looking forward to spending more time with her husband, John Charlebois, and their grandson, Jaime, as well as hiking, gardening and "spending quality time with friends and family." ▀

RESPONSE TIMES

continued from page 5

"Response times are key in medical emergencies," Bernstein said. "We have a population that is aging and going to have more cardiac calls, and the survival rate depends on how fast you can get there."

In other report findings, the department responded to 27 building fires during the period studied, but responded to only nine of the fires during the time

outlined in its performance goals.

"The Fire District will analyze each of these incidents to determine what actually occurred and why," Schapelhouman wrote in his response.

The department is also "quite dependent" on neighboring agencies to provide an effective response force, referring to automatic aid from other districts, and does not have a districtwide program that plans responses to hazards in advance, according to the report. ▀

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Report: Local income inequality is at 'historic high'

By Gennady Sheyner

Despite a hot economy and a slight dip in home prices, 2019 was a year of reckoning for Silicon Valley's high-tech giants, with a growing number of residents and city leaders demanding greater contributions to combat the area's deep housing shortage, according to a new report from Joint Venture Silicon Valley.

The Silicon Valley Index, an annual overview of the region's economic and demographic indicators, highlights some of the region's most notable trends of 2019, including the continued expansion of commercial development and a minor decline in home sale prices after seven years of rapid gains. While the report celebrates the region's "upward spiral," as evidenced by a \$17 billion increase in the regional gross domestic product, a slate of new hotels popping up around the region and 30,000 new jobs, it also details the dark side of the surging economy, including traffic gridlock and housing prices that continue to drive people away.

"Against a flourishing economic backdrop, conditions are

harsh for the broad peripheries of the population as inequality reaches new dimensions and wage gains are lost to the rising costs of living," the report's introduction states. "Despite recent progress, the region still has the nation's highest housing prices, and our transportation challenges continue to mount."

Russell Hancock, president and CEO of Joint Venture Silicon Valley, reflected on this dichotomy in his introductory letter for the report, which noted that the Bay Area has added 821,000 jobs since the recession of 2008. This, he noted, is the equivalent of dropping another city the size of San Francisco into the region.

While he celebrated the area's engineering savvy, strong universities and deep pools of capital, Hancock also asked: "So why does it feel so tenuous?"

The answer, he wrote, is insufficient housing stock. The region has added about 173,000 housing units since 2008, a jobs-housing mismatch of nearly 5 to 1.

"The result is the nation's highest housing prices, an unsettled workforce and a transportation system sagging under the weight of 100,000 megacommuters," Hancock wrote. "Add to this

the nation's most sharply pronounced income gaps and you have a formula for despair."

It doesn't help, he added, that the region's driving industries are "facing a backlash the likes of which we've never seen."

"As technology plays a deeper and more pervasive role in nearly every aspect of our lives, that role has come under question and the region feels like it's under siege," Hancock wrote.

The report details income inequality in Silicon Valley in stark numbers, with 13% of the households having more than \$1 million in assets and holding more than 75% of the region's wealth. At the same time, 37% of the Valley's residents have less than \$25,000 in savings.

Regarding housing costs, Silicon Valley and San Francisco remain the two most expensive metro regions in the nation, but Silicon Valley's median home sale prices actually declined by 6%, or about \$75,000, in 2019. The report posits that this may reflect "a cooling overall market."

Building permit activity for residential construction slowed in 2019, according to the Index, despite efforts by state and local

legislators to address the housing affordability crisis. Most of the permits were issued for homes affordable only by high-income individuals.

Apartment rents, meanwhile, remain sky-high compared to the rest of the nation. According to the Index, the median apartment rental rate per square foot in 2019 was \$3.76 in San Francisco and \$3.32 in San Jose. This is well above the median of \$2.67 in California and roughly double the rate of \$1.73 in the U.S.

The report notes that 23% of Silicon Valley households who rented were "severely burdened" by housing costs, which means they spent more than 50% of their gross income on housing.

Yet the report also notes that there is a relatively large amount of affordable housing in the region's development pipeline. There were 3,258 "affordable housing" units (those for residents earning up to 80% of the area median income) approved in fiscal year 2018-2019 — more than in any other year of the past two decades. By contrast, there were just 699 units of affordable housing approved in 2017 and 614 in 2018.

And while the affordable

housing units made up just 17% of the total number of newly approved units, that is the highest percentage since 2010, when 23% of the new units were deemed affordable (in 2017 and 2018, the share was 7% and 8%, respectively).

The report notes out that the shares of multigenerational and multifamily households remain high and that more than a third of all young adults live with a parent.

"Homelessness and housing insecurity remain critical issues," the report states. "Further compounding the issue is the reality that many of Silicon Valley's residential units are vacant, underutilized, inadequate or otherwise deficient."

While residential development is rolling out slowly, commercial growth boomed in 2019, with 8.5 million square feet of commercial space completed in Silicon Valley in 2019 — an 18-year high. And more commercial construction is on the way, with LinkedIn, Google, Microsoft, Adobe and Nvidia all moving forward with the construction of office space as 2019 came to an end.

"Although asking (commercial)

See **INCOME**, page 18



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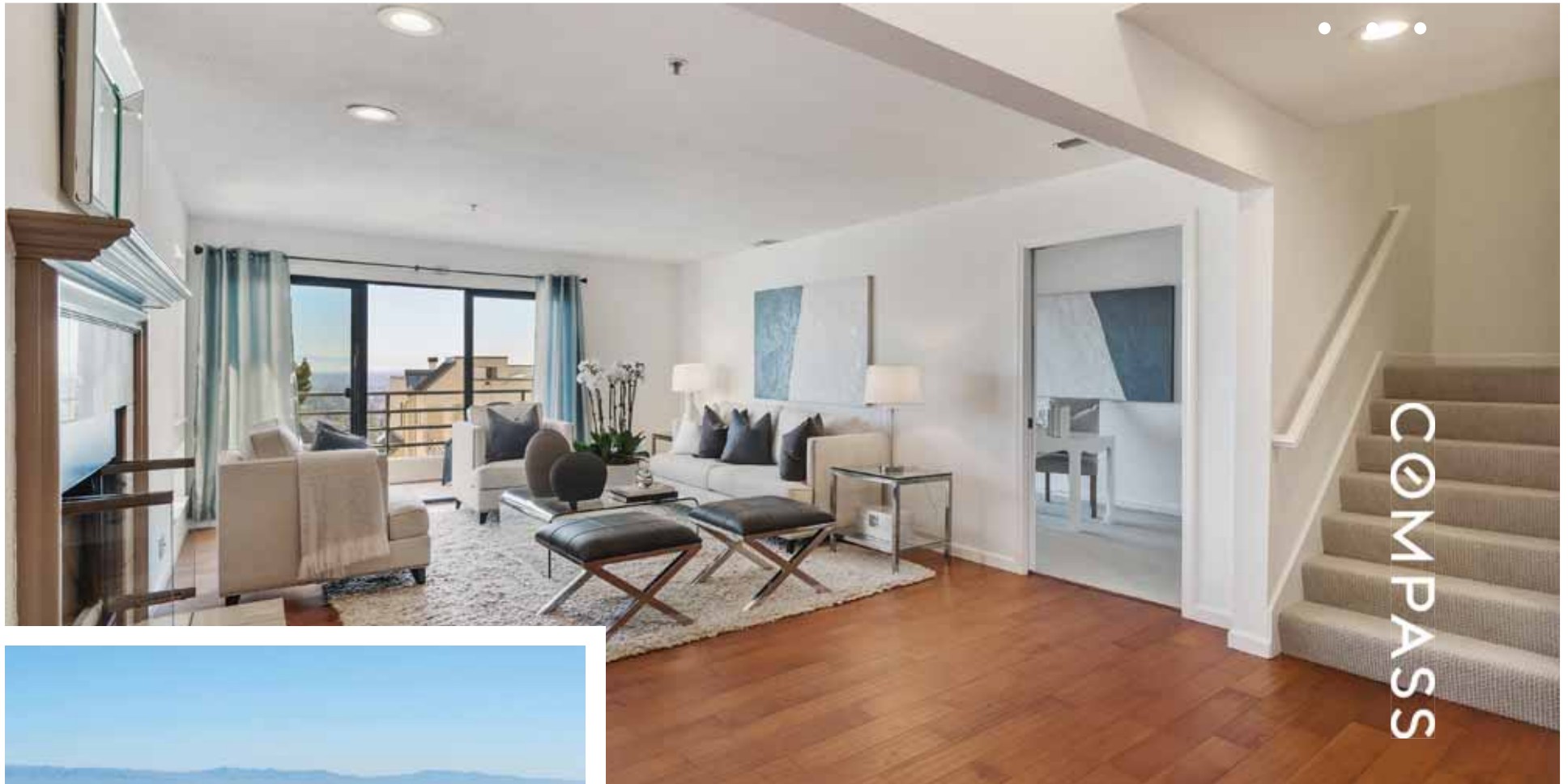
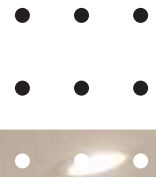
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The candidates on the issues

We asked the seven candidates for state Senate for their views on key issues facing the state and this region. Here's how they responded. For more in-depth information, including profiles and video interviews, go to PaloAltoOnline.Atavist.com.

	Housing	Homelessness	Senate Bill 50	PG&E	Transportation	Education
 <p>Josh Becker</p>	<p>Tech companies and employers with over 1,000 workers should fund a unit of housing for every job created. State could help backfill impact fees if developers build affordable housing. Wants permanent, significant funds for the state's lower-income-housing tax credit.</p>	<p>Homelessness is a public health problem. Supports "safe parking" programs and the Downtown Streets Team model. Wants to put some mental health funding toward supportive housing for the homeless.</p>	<p>Opposed. Even if passed, it would take 3-4 years to take effect and would be tied up in lawsuits.</p>	<p>Favors co-op structure, with PG&E being a poles-and-wires company but not working in power distribution. "PG&E has disproved the adage of 'Too big to fail.' They're too big and they're failing."</p>	<p>Supports better coordination of schedules and fare systems at the region's 27 transit agencies. Wants Sacramento to fund \$11B for Caltrain grade separations. Supports Dumbarton rail.</p>	<p>Wants to repurpose excess property taxes intended for county boards of education to build teacher housing or create an equity fund that could help districts with lower per-pupil spending.</p>
 <p>Mike Brownrigg</p>	<p>Supports housing growth in cities by offering them state infrastructure funds, supporting school districts that want to build teacher housing, consulting the experts about what it would take for redevelopment, and creating a funding pool to help nonprofits buy existing affordable housing to curb gentrification.</p>	<p>For working homeless, like families in RVs, find them housing ASAP. Start with "safe parking" programs. For homeless with mental health or addiction problems, also provide social services. Favors funding pool for cities to try a range of approaches and seeing what works best.</p>	<p>Opposed; says it's bad policy and politics. Doesn't think it would work; has seen success in housing development in Burlingame by rezoning industrial areas. "We're doing it in a way that works for our city and not in some top-down approach from Sacramento."</p>	<p>PG&E should be a state-owned or community-owned utility. The 10% net profit margin that PG&E shareholders are promised should be reinvested in the power grid. The argument for private ownership is that it's better managed and better governed; 10 years of data say that isn't working.</p>	<p>State should invest heavily — \$50 billion to \$100 billion — in transit to broaden where people can live. Supports large employers expanding into areas where jobs are not so concentrated.</p>	<p>The state should create a fund that encourages school districts to build teacher housing and offer certain guarantees to reduce the risk districts would take on to do so.</p>
 <p>Alex Glew</p>	<p>Cities, counties and the state have failed to plan at a regional level. Job growth should go to other areas with more land and capacity for growth, and if municipalities can't support additional infrastructure, they should decline new job growth.</p>	<p>Don't let people become homeless. Nonprofits can offer short-term temporary loans so people don't end up on street. Provide mentally ill homeless with treatment. People who break laws can be given the choice of treatment or jail. Favors "safe parking" programs for RV dwellers. Counties, not cities, should provide safe areas.</p>	<p>Opposed, in all forms. "It basically creates central planning at the state level." Creating higher density doesn't address traffic or the problems that come with too many people in an area without enough geography or infrastructure in place.</p>	<p>PG&E should have more competition and have to fight with other utilities. Trees that PG&E is supposed to be trimming should be trimmed, and if they are not, it should be held accountable.</p>	<p>Supports "lanes and trains": more highways and rail infrastructure investment.</p>	<p>Good teachers should be paid more; the few bad teachers should be let go. Invest more in programs proven to help kids learn. Does not favor generic drug production or Medicare for undocumented people.</p>
 <p>Sally Lieber</p>	<p>Save the housing people are already living in, create funding for nonprofits to buy existing affordable housing. Offer at-risk households legal services, along with the new renter protections passed last year. State should study surplus public properties for affordable housing.</p>	<p>"Housing first" approach to homelessness hasn't yielded enough housing for people to get off streets. Favors single-room occupancy programs with supportive services shelters near transit and increased safety for women. Opposes RV bans. Wants to explore how vacant units can be used by homeless people.</p>	<p>Was waiting for final version but didn't think there were enough affordable housing provisions. Favors enforcing each city's Regional Housing Need Allocation (RHNA) as a requirement by linking compliance to transportation funding or fining noncompliant cities.</p>	<p>Wants "most stringent conditions" put on PG&E. "They've proven themselves untrustworthy time after time." Wants publicly owned power that is locally generated and locally stored. PG&E should be required to use better technology to observe power lines and predict where failures might happen.</p>	<p>Transportation agencies should establish protocols when transit is used as shelter by the homeless.</p>	<p>Favors greater funding for subsidized child care. "It's either (paying for) housing or child care for so many families."</p>
 <p>Shelly Masur</p>	<p>Supports MTC's Casa Compact and federal and state tax credits to spur below-market-rate housing construction. Other policy suggestions: inclusionary requirements, collecting hotel taxes on Airbnbs for cities' affordable housing funds, and affordable housing impact fees from commercial development.</p>	<p>Supports "housing first" approach to homelessness, dedicating surplus state land for housing. Favors approach that lets the homeless stay in housing for longer so they develop savings. Believes regional coordination plus state funding and technical assistance are needed to support people in RVs.</p>	<p>Supported revised version that gave cities time to develop their own plans to comply with mandate to build more housing, gave priority for affordable housing to current city residents, included smaller counties and other steps.</p>	<p>Says that the state can't legally take over PG&E; it's a regulator and wouldn't be able to regulate itself. PG&E debts and costs to improve infrastructure belong to whoever owns it. Favors microgrids; open to ending 10% return guarantee for PG&E.</p>	<p>Sits on Caltrain Local Policy Makers Group and says more funding is needed for grade separations. Supports transit-oriented development.</p>	<p>Say funding has to be No. 1 priority. Supports the Split Roll initiative to reform Proposition 13 to increase school funding. Paying down pension liabilities is an important priority as well. Wants to work within current state education systems and tweak as needed.</p>
 <p>Annie Oliva</p>	<p>Favors streamlining the permitting and project-review processes at the city level to expedite the development process. Supports reforming the California Environmental Quality Act to limit when people can file lawsuits over development proposals as part of the environmental review process.</p>	<p>Because of her son, homelessness is a major campaign priority. Has proposed expanding conservatorship and transitional jail diversion programs. People shouldn't be on the street unless they're well and should be hospitalized if necessary. Cities shouldn't be solely responsible for homelessness.</p>	<p>Opposed. Every local jurisdiction has a purpose for zoning and should be able to say where housing or height restrictions should remain. Incentives make sense, doesn't want to make requirements.</p>	<p>Born and raised in San Bruno; can't forgive PG&E for San Bruno pipeline explosion, which deeply affected her community and network. The utility must be watched; open to idea of smaller, locally owned utilities.</p>	<p>Says trains going north to south need to be more frequent, cleaner and electrified. Wants transit to the Central Valley to transport workers to the Peninsula and suggested a train from San Bruno to Tracy.</p>	<p>Addictions and mental health problems can start young, in children, and they need to be addressed.</p>
 <p>John Webster</p>	<p>He favors making zoning easy to change and letting supply and demand play out. People should have the right to build backyard granny flats and rent them out. People should be allowed to build cheaper housing or mini-houses. Doesn't favor subsidized housing.</p>	<p>No answer. (A scheduling conflict prevented his endorsement interview.)</p>	<p>Seems like the obvious thing that a free market would do.</p>	<p>Break up PG&E.</p>	<p>Free market should address that. Need houses near jobs; more workers could use co-working spaces near where they live or work from home.</p>	<p>Education shouldn't be free. Families should pay tuition for their children's schooling.</p>

The candidates on the issues

by Kate Bradshaw

Health care	Environment	Carbon tax?	AB 5 (gig-work law)	State doing enough re: pension liability?	Reduce cannabis tax?
Favors expanding health services for undocumented residents, who contribute \$3 billion to economy, on par with what care would cost. Wants to increase reimbursement rates for county health physicians and improve outreach to ensure people know about services. Supports local biotech innovation.	Wants to make new buildings fossil-fuel free, supports EV and hybrid incentives, and supports innovations like carbon-neutral cement.	Yes, and some revisions to "tighten up" cap and trade policies.	Believes it's well-intended; supports benefits and protections for gig workers but acknowledges potential unintended consequences.	The governor has done a good job, but the state is trying to make up for lost time because of a lack of realistic return expectations. State should keep using surplus funds to pay down pension liabilities.	Probably. We need to keep tweaking it until it works, and if there's a huge black market, it's not working.
Favors state producing generic drugs. Wants to make sure county hospitals and community health care systems are well funded.	Calls for zero carbon energy by 2030. Plan: reduce demand for fossil fuel, increase carbon free energy and storage, sequester carbon. Calls for experts to develop a plan to produce/store 10 GW of carbon-free energy in 7 years.	Yes, with a dividend that flows back to individuals.	Thinks AB 5 was well-intentioned but passed in too big of a rush. Supports the premise that full-time employees should have full benefits. But some professions like media, hairdressing or trucking with less traditional structures don't want that.	No. Leaders knew this would become a problem 15 years ago. The debt needs to get paid but the current generation shouldn't need to pay the whole debt off in 10 years. State should use reserves, surplus to pay it down and prioritize the education pensions (CalSTRS).	Yes.
Wants a market-based health care system where everyone gets a \$5,000 health care spending account, and prices for medical services are explicit and upfront. People will choose to reduce costs.	Favors converting to cleaner energy using heat exchangers. Thinks electric-building requirements are a good idea, but it requires a plan; industrial capacity should be in place first.	Yes, with dividend program that goes to back to lower-income individuals.	No. People should be able to maximize their time and financial compensation and to choose how they work. Don't want employers abusing the situation.	No. The state needs to switch to a fixed contribution plan, similar to a 401K, so that the system isn't putting all the risk on the taxpayer. "That's not good, and it's not fair, and it's not working out."	Yes. "We're basically supporting organized crime and the black market." State needs to step up enforcement of taxes and reduce taxes.
Favors Medicare for all in state, including undocumented residents. "If you eat in a restaurant, or buy food at the grocery store, you're buying something that has been handled by a person who's undocumented, and I want them to have health care services."	We're in an existential crisis with climate collapse. Supports a ban on fracking.	Yes. Supports oil-extraction tax as well and other incentives, strategies and mandates to move to electric power.	Would have voted for it. Supports addressing people caught in gig economy and not having supports that come from employment. It will probably be fine-tuned in the legislature.	No. Served in the State Assembly during the biggest shortfall of "any state in U.S. history. It scared me about what can happen in a downturn."	"Not something I've thought about."
"Expanding access to health care to everyone that's affordable and quality is a high priority for me." Supports reproductive health care. Interested in sitting on Senate health committee.	Favors reach codes to restrict natural gas in new buildings and expanding recycled water systems. Does not support nuclear energy. Focused on protecting water supply and increasing county's resiliency to sea level rise.	Yes.	Supported initial bill but says it's had unintended consequences. Favors revisions to give court reporters, freelance writers and some other workers greater ability to participate in gig economy.	The state needs to invest more. Employees, cities and school districts are paying significantly more than before. Governor's budget proposal should not require cities and school districts to backfill what state was paying before. School districts need to stay solvent and not have to divert all their money for pension liabilities.	From a public health perspective, supports doing more to bring the cannabis trade into the legal realm and monitor its safety. Wants some revisions to keep it out of hands of minors, make it available to adults.
Favors state manufacturing generic drugs to reduce costs. Supports expanding Medi-Cal for all undocumented residents, aging and otherwise. "We need to take care of everybody that hurts."	Supports natural gas ban in new buildings; undecided on nuclear power.	Would have to see where it would go, what tax would do for climate change.	Supported it for the workers. State should have listened better to workers. Is an independent contractor herself; real estate industry was exempt. Supports law's protections and is open to making changes to it.	"We signed up for it and we'll get out of it." Supports using budget surplus to pay down school pension liabilities.	Was not in favor of legalizing marijuana. "I come from raising a child where substance abuse is an issue. I can't support anything that might harm somebody in the future." Opposed allowing dispensaries in her city of Millbrae.
Private groups like churches or nonprofits, not government, should provide health and social supports. Wants to end subsidized health care. "One of stupidest things I've ever heard is the idea claiming that health care should be a right."	The climate is going to change; water levels are going to change. "As far as the human-caused impact of carbon dioxide, I think that's being totally overblown." More concerned with people trashing the ocean.	"I think there should be more concern about the oxygen and not the carbon."	No answer.	No answer.	No answer.



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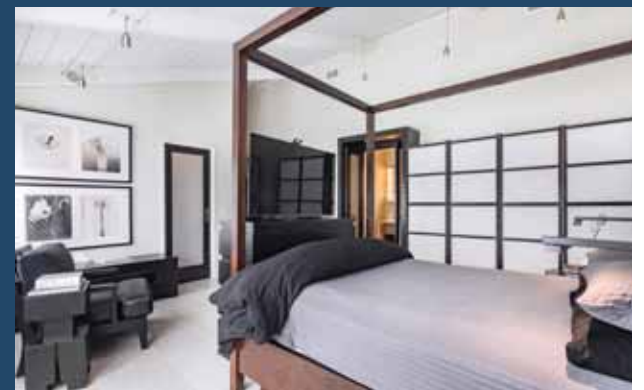
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Photo courtesy of the Los Trancos Woods Community Marching Band. Band members gathered for this photo on a sunny day in 2012.

MARCHING TO ITS OWN BEAT

The Los Trancos Woods Community Marching Band celebrates 60 years of bringing a party to Bay Area parades

By Rick Radin
Almanac Staff Writer

Musical tastes come and go, but the Los Trancos Woods Community Marching Band is a throwback, — a madcap troupe that has been playing the same music for 60 years and enjoying it just as much as when it started.

In fact, the Los Trancos band — which boasts a group of about 150 part-time and full-time members representing an even-less-formal version of the Stanford University Marching Band — formed spontaneously on Jan. 1, 1960, in Portola Valley's Los Trancos Woods neighborhood from which it took its name.

An ad hoc indoor orchestra made up mostly of Stanford students and recent Stanford graduates had played a New Year's Eve party and then spent the night at the site, according to Menlo Park resident Jim Harvey, one of the original members.

"When the sun came up the next day, it was bright and sunny and someone suggested that we go outside and get some fresh air," Harvey said.

The great outdoors had an invigorating effect.

"We marched around the top of Los Trancos Circle playing our instruments, and we've been marching ever since," he said.

The band is made up mostly of players of traditional band instruments, not counting a washboard and a kazoo or two, or whatever suits the band members' fancy.

The musical selection errs on the side of being unashamedly cornball — "California, Here I Come," "How Much is That Doggie in the Window," and "The Mickey Mouse Club March" are in the band's repertoire, along with a host of other staples.

The band performs annually at several big parades and events in the Bay Area, including the St. Patrick's Day and Italian Heritage Day parades

in San Francisco, the Fourth of July Parade in Redwood City, and the May Day Parade in Woodside.

Regardless of when and where the band plays, it's always a party, with a cart bearing beer often following along behind.

Harvey's favorite memory is connected to a Ferris wheel that the band discovered at an event in Rio Vista on the Sacramento River Delta. After a little negotiating with the operator, the band members held an impromptu performance while riding on the wheel.

La Honda used to be a favorite destination, but that ended



Photo by Magali Gauthier/The Almanac

Don Nelson wears his official Los Trancos Community Marching Band badge identifying him as "Smiley."



Photo by Magali Gauthier/The Almanac

Nelson shows off his bass drum. He joined the band a couple of years after it got started, following a stint in military service, and has been active ever since.

in the mid-1960s when the rural outpost became a favorite spot for the Hells Angels and other motorcycle clubs who “kind of ruined it,” Harvey explained.

“La Honda Days (a defunct annual festival of music and community celebration) used to have a banana slug race where you could enter your own slug and root it on, and it would take about a half-hour to get a winner,” he said.

Harvey and bass drummer Don Nelson, also known as “Smiley” to band members, go way back. They were roommates as Stanford students and for a time after college. Nelson joined the band in 1961 after a stint in the Army, and estimates that he has played at least 500 events over the years.

His favorite event is the Fourth of July Parade in Redwood City, which the band has marched in continuously since 1964.

“I’m the one who writes the newsletter and puts the beer in the cart,” Nelson said. “I play the bass drum in the band, and now I push it on a cart, too. I should have taken up the flute, probably.”

“We play anything anybody asks us to play as long as it’s not modern,” he added.

Speaking of beer, Nelson said he’s into extracurricular activities beyond the band and is proud of the fact that he was named “King of Rossotti’s,” also known as the Alpine Inn, in 1980.

He remembers his first time at the Portola Valley watering hole as an 18-year-old Stanford freshman.

“They gave me a quart of Olympia beer and told me, ‘This is the last one on the house,’” Nelson said. “They couldn’t care less how old you were in those days.”

There were some characters who stood out even in the midst of a flock of characters, including Ronald Bennett, who for a time showed up wearing a diaper, which he said came from the need to shed clothes to beat the heat.

“It sometimes got so hot, so I thought the best thing I could do was wear the diaper,” said Bennett, who performed in the band, not always in the diaper, from 1984 to 2000. “It was the most comfortable thing I ever wore.”

In his day job, Bennett ran a dental lab that made false teeth and exercised his political chops by running unsuccessfully for the Palo Alto City Council a couple of times.

He played a wooden flute

and still calls himself Ptah Siki after the Egyptian deity of artists and craftsmen. He had several other outfits, one of which had four heads, and another that he designed to imitate Psyche, the Greek goddess of the soul, he said.

Cindy Costell, a retired Palo Alto Unified School District teacher, said she was recruited at a banquet held before the Big Game between Stanford and University of California at Berkeley football teams in 1974.

Six months later there was a “tryout,” which really wasn’t a tryout since anyone can join, Costell said.

“I showed up on time, which was a mistake, and a couple of the guys that were there gave me a hard time,” she said. “They looked me up and down really seriously, and it was like ‘Where have you rehearsed and practiced for this?’ When it turned out it was all a joke there was a lot of backslapping and a lot of laughing.”

The band also has a “rehearsal” once a year, a number of which have been held at Costell’s house in Palo Alto, she said.

“We play the same songs and march up and down the street and terrorize the neighbors and all the neighborhood pets,” she said.

One of Costell’s most vivid memories is of the time the band “crashed” the Condor Club, the then-infamous topless club in San Francisco’s North Beach district, playing a rousing rendition of “Onward Christian Soldiers” on the street before

transitioning to “Walk Right In” after going inside.

“Back in the day we did a lot more pranks than we do these days,” Costell said. “We’d ride up to San Francisco on the train, drink champagne and serenade a particular car.”

Then there was the Tidy Bowl, an annual Thanksgiving Day touch football game with a “pregame warmup and a halftime musical spectacular” at the athletic field next to Rossotti’s.

Costell wasn’t specific about the circumstances but said

that “Portola Valley made it clear that it didn’t want the Tidy Bowl playing next to (Rossotti’s) anymore,” she said.

Costell said that the band is always looking for new members, and the ability to play a recognized musical instrument is not a prerequisite.

Members are always looking for something new, and the more variety the better, she said.

“We’ve had violins, guitars and banjos. We’ve had people on roller skates and jugglers.

We have kazoos and noise-makers, but we don’t have a cowbell,” Costell said.

For more information on the band, visit ltwcmb.com. ■

On the cover: There has been no shortage of energy and a sense of fun through the years as the Los Trancos Woods Community Marching Band performed its old-style music, as is evident in these photos contributed by the band.



Photo by Magali Gauthier/The Almanac

Jim Harvey plays a note on his green trombone at his Menlo Park home. Harvey was an original member of the band who took part in its founding event on New Year’s Day, 1960.



Photo by Magali Gauthier/The Almanac

Cindy Costell joined the band in the early 1980s after being recruited at a banquet. She plays the piccolo in the band, but she says having honed musical skills isn’t a requirement.

INCOME

continued from page 10

rents in Silicon Valley are relatively high compared to other growing tech regions across the nation, the region's major tech companies have continued to expand their presence with an increasing real estate footprint," the Index states.

The link between growing tech campuses and the region's housing and transportation problems has become a major theme for local governments throughout the region. Several cities, including Mountain View

and East Palo Alto, have recently instituted business taxes to help address these issues. Palo Alto is preparing to place a business tax on its November ballot, with revenues targeting transportation improvements.

The Index also highlighted the changes in Silicon Valley's population, which is becoming increasingly diverse. Growth has slowed, with more residents migrating out of the region than coming in for the third straight year. According to the Index, Santa Clara County ranked fourth among California's 58 counties for net domestic

out-migration between July 2018 and July 2019, trailing only Los Angeles, Butte and Orange counties.

Silicon Valley's share of foreign-born residents has continued to slowly rise, reaching 38% in 2018, according to the Index. This is fueled by employed residents and those working in technical occupations. According to the Index, more of the region's tech talent in 2018 was from India and China than from California and the rest of the United States combined.

The region's housing shortage also has compounded its

traffic problems. Despite efforts by municipalities to discourage driving, the Index notes that the average number of miles driven by Silicon Valley commuters has remained steady over the past three years at about 22 miles per day. Solo commuting remains the most common way to get to work, with 73% of employees driving alone, and public transit use per capita has been on the decline since 2015 on almost all systems.

According to the report, 6.6% of Silicon Valley employees

(more than 101,000 people) spent more than three hours commuting to and from work on a daily basis last year.

"The number of vehicle hours wasted due to traffic congestion in Silicon Valley and the Bay Area has tripled between 2009 and 2019," the report states.

View the report at jointventure.org. ■

Gennady Sheyner is a staff writer with the Palo Alto Weekly, The Almanac's sister paper.

OLIVA

continued from page 6

the California Real Estate Political Action Committee has donated \$9,300 to Oliva's campaign committee, the maximum amount permitted through a small contributor committee. Candidates may accept no more than \$4,700 from individuals or

\$9,300 from small contributor committees through their official campaign committees.

Oliva is one of seven candidates for the District 13. Democrats Josh Becker, Michael Brownrigg, Sally Lieber and Shelly Masur; Republican Alex Glew; and Libertarian John Webster are also competing for the seat in the March 3 primary election. ■

Nancy Erreca Robertson

May 10, 1938 - January 27, 2020

Nancy was born in Los Banos, CA on May 10, 1938. She passed away January 27, 2020. Her parents were John (Chuck) Erreca and Ida Mae Cronwell. Nancy was a fourth generation Californian. Her great, great grandmother came from New York state and walked across Panama before the canal was built, headed for the California gold rush. Her great grandmother was born in California gold mining camp.

Nancy graduated from Los Banos High School as Class Valedictorian and first singles on the girls' tennis team. She graduated from Stanford University in 1960 with a major in Political Science.

She was on the eve of joining the Peace Corps in India, when I reconnected with her in San Francisco and proposed within a week. We had been friends in Palo Alto, but never dated before. We married several months later in 1965. On our honeymoon we spent 40 flying hours touring all over Mexico in my little Cessna airplane, dropping in on smaller communities such as Las Mochis, Culiacan, and Guaymas as

well as the bigger ones, such as Guadalajara, Puerto Vallarta and Mexico City. Nancy soon became an expert navigator and pilot.

Always interested in politics, Nancy worked briefly in State Assemblyman Gordon Winton's office. Her first day, she met Rose Bird, a co-worker, the future Calif. Supreme Court Justice, who helped her find an apartment and frequently walked to the Capital with her.

After marriage and moving to Portola Valley, Nancy joined the League of Women Voters. She monitored PV Town Council meetings for the League and also briefed local senior citizens on election issues. She served on the PV town Council for 8 years. Over the years she served on many committees and positions, including Parks and Recreation, Finance, and a term as Town Mayor in the '80s. This led to membership in the League of California Cities. This was a particularly nostalgic position for her because her dad, Chuck Erreca, the longtime Mayor of Los Banos, had been elected by all the mayors of member cities of California to serve as president of the league. He was a

very proud father!

Besides being an excellent wife and mother to her three sons, Nancy had many other interests. She was an avid tennis and paddle tennis player, horsewoman, pianist, golfer and bird shooter (and a good shot - which she took pains to remind me on occasion). She appeared on the TV quiz show, Jeopardy. She appeared in many community fundraising productions for the PV PTA. For years she was one of a small team of local ladies who wrote lyrics for songs commemorating the lives, birthdays, and anniversaries of neighborhood friends. She loved Stanford football, women's basketball and whipping out one of the morning's crossword and sudoku puzzles, (both in ink) while enjoying her morning coffee.

Until nearly the end of her life she was a self-described "political junkie", turning on C-Span or MSNBC each morning at 4 AM to stay informed on political issues.

In April 2017 during a routine follow-up study, it was determined that carcinoids the same type as removed from her lung three years earlier had migrated to

her liver. Nancy declined chemotherapy citing quality of life issues. She remained active, playing golf and paddle tennis until about March 2019, when she went into decline. The family thanks her oncologist at the Palo Alto Medical Foundation and the doctors, nurses, and home health care aides of Mission Hospice in San Mateo for their wonderful assistance of Nancy.

Nancy is survived by me, Tim, her husband of 54 years, residing here in Menlo Park, our three sons: Paul in Cape Town South Africa, John and longtime girlfriend (Kim Letven) in Brooklyn, NY, and Michael and longtime girlfriend (Preeya) in La Honda. Michael's daughter (Haley) in Santa Cruz, CA (now a freshman at Chapman College in Orange, CA). Nancy is also survived by her brother, Bobby in Los Banos and her sister, Charlene, in Cortez, Colorado.

A celebration of Nancy's life is planned tentatively for the weekend of March 21/22 in the PV/Menlo Park area when our three sons can be here.



Carlos O. Tinsley

January 4, 1930 - February 10, 2020

Carlos O. Tinsley ("C.O.") of Menlo Park passed away peacefully Monday, February 10, 2020. He was 90. He is survived by his three sons, Randy (Libby), Ron (Julie), Ken (Suzi), and 15 grandchildren. Carlos is preceded in death by his wife, Carol Ann Tinsley, and son, David Paul Tinsley.

Carlos was born and raised in Pleasant Garden, North Carolina. After attending North Carolina State, he enlisted in the United States Air Force. He became a staff sergeant with the military police serving in Japan where he learned how to speak Japanese. After finishing his tour of duty, C.O. enrolled as a mineral engineering student at The University of Arizona. After his first descent into a mine, he changed his career goals and enrolled in University of Arizona's school of law. He met another student at UofA who would become the love of his life: Carol Ann ("C.A."). They were married for 58 years until Carol's passing in 2014.

After passing both the Arizona and California bar, Carlos established his law practice in Redwood City while he and Carol raised their four sons in Menlo Park. He practiced probate law for over 50 years with little interest in retirement. He was an expert in genealogy and a domino champion.

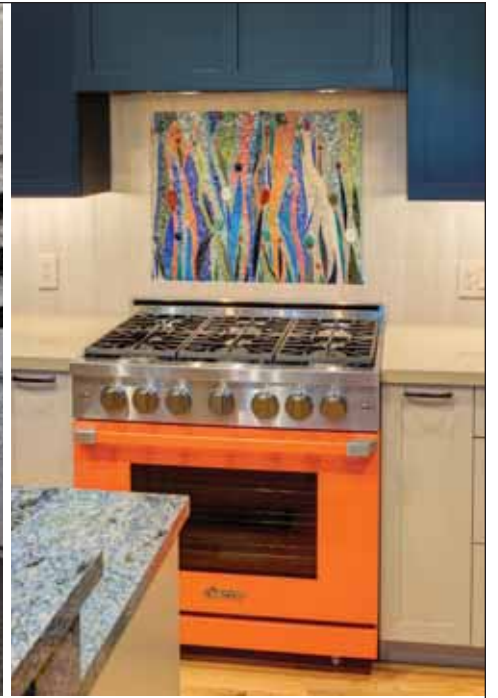
Friends will recall that Carlos was a prankster and enjoyed making others laugh. He loved cooking for his family and friends and often made it a team effort. He would quiz friends and new acquaintances alike on everything from college mascots to state capitals. Carlos could often be found playing dominos at The Menlo Circus Club with his life-long friends, "doing the rounds" on Sundays to bring his grandchildren donuts, or making the trek all the way to Watsonville for his absolute favorite tamales.

He will be missed by those who survive him, but can find comfort knowing he is at peace with his wife Carol and son David.



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New Las Lomas buildings debut

Five years of construction produce two structures and a friendlier driveway system

By Angela Swartz
Almanac Staff Writer

Sunlight streamed through large windows in Las Lomas Elementary School's newly opened buildings in Atherton on a recent winter day. It was Jan. 17, and the school community was celebrating the grand opening of two recently completed flexible classroom spaces and an administrative office, along with a new driveway, with a ribbon cutting ceremony.

The celebration marked the end of about five years of construction of the new buildings at the K-3 school of the Las Lomas School District, said Principal Alain Camou.

"We are extremely fortunate to have a community that believes in the integrity of our schools," Camou said. "If it was not for the strong support and backing of the local residents, we could not have

had any of the new spaces the children of the community are now enjoying at both Las Lomas and La Entrada."

The projects were funded through Measure S, a \$60 million bond measure passed by voters in 2013 for repairs, upgrades and construction projects. Half of those funds were allocated for projects at Las Lomas, while the other half were reserved for projects at La Entrada Middle School in Menlo Park, Camou said. (The district bought an extra acre of land adjacent to La Entrada for \$3 million to expand the campus and construct new buildings, he said.)

Las Lomas' new classrooms, connected by a sliding barrier, will be used for physical education classes when it rains and for small assemblies, according to school officials. The spaces aren't assigned to any particular classes for now, but can be used

as additional classrooms if enrollment at the school grows, officials said.

The new driveway is designed to queue up cars for student drop-off on campus, with the aim of preventing traffic on neighborhood streets, Camou said. To make the campus more secure, the school also installed a gate around the campus' perimeter, he said.

In the fall, the school opened a two-story building to house kindergarten and second grade classrooms, designed similarly to the other new spaces — with sliding doors that allow classrooms to merge and open up to the outdoors, Camou said.

All the buildings have contemporary designs that fit into the neighborhood, he said.

Camou noted that the new front office's countertop was milled from an oak tree on campus that was taken down because it was diseased. Redwood tree stumps in the outdoor kindergarten play space are made from redwoods that were cut down on campus,



Photo courtesy of Las Lomas School

Students in a newly constructed kindergarten classroom sit for a lesson last month.

he said, and new signs welcoming families to the school will also be crafted from the redwoods, he said.

Solar panels can easily be installed on the new buildings if district officials so choose, he said.

There were some challenges that arose during the buildings' construction. Atherton's characteristically wet soil made

it difficult to build on the site, Camou said. Construction workers eventually found that mixing the soil with finely crushed rock helped solidify the ground, he explained.

Because of a persistent flooding problem on campus, workers also installed metal grates near the kindergarten buildings and in the parking lot to drain excess water, Camou said. ■

Menlo Park dog wins toy category at prestigious Westminster dog show



Photo by Jack Grassa

Bono made a triumphant showing at Westminster.

Menlo Park native Bono took home the top prize in the toy dog category at the Westminster Kennel Club Dog Show in New York City earlier this week. The show, now in its 144th year, is considered the pinnacle of all canine show ring competitions.

The 3-year-old white and gray Havanese dog (aka "GCHP Oeste's In The Name of Love")

was accompanied by his owner and breeder Taffe McFadden. Bono faced off against 23 Best of Breed winners entered, according to a press release from the Westminster Kennel Club.

Bono took home the same title last year, according to the club.

The show, which was held from Feb. 9 through 11, is called the Super Bowl of dog shows by fans

of the sport.

This year, more than 2,600 dogs from 49 U.S. states, Puerto Rico and 19 other countries participated in the show. Representing 208 different breeds and varieties, they competed over three intense days of events, with their handlers hoping they would be chosen "Best in Show."

—By Angela Swartz

Smoke in the hills this week coming from fire department burn

San Mateo County residents are likely to see smoke in the area of Kings Mountain Road beginning on Feb. 18, and through Friday, Feb. 21, as the San Mateo County Fire Department burns piles of excess vegetation near the entrance to Huddart Park, according to a fire department release.

The work will be the final stage of the Kings Mountain

Road Emergency Shaded Fuel Break project authorized by a state of emergency declared by Gov. Gavin Newsom mandating that 35 high-risk areas across the state receive immediate wildfire mitigation work, according to the release.

Weather permitting, crews will burn trees that fell victim to Sudden Oak Death as well as debris from recent project work.

People who see smoke coming from the Kings Mountain Road area are being asked not to report it, the release said.

— By Rick Radin

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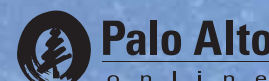
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Calendar

MEETINGS, MUSIC, THEATER, FAMILY ACTIVITIES AND SPECIAL EVENTS

Submitting items for the Calendar

Go to AlmanacNews.com and see the Community Calendar module at the top right side of the page. Click on "Add your event." If the event is of interest to a large number of people, also e-mail a press release to Editor@AlmanacNews.com.

Visit AlmanacNews.com/calendar to see more calendar listings

Theater

'The Ugly Duckling' Palo Alto Children's Theatre retells Hans Christian Andersen's story of the ugly duckling that blooms into a beautiful swan. Feb. 22-23, 10 a.m. and noon. \$12-\$14; discount for children. Palo Alto Children's Theatre, 1305 Middlefield Road, Palo Alto. cityofpaloalto.org

Concerts

Los Panaderos Hailing from various regions of Mexico, the South Bay-based sextet Los Panaderos performs traditional Mexican folk music. Feb. 22, 1-2 p.m. Free. Belle Haven Branch Library, 413 Ivy Drive, Menlo Park. menlopark.org

Sammy Miller and the Congregation The seven-piece band, Sammy Miller and the Congregation, return to Palo Alto for a theatrical jazz performance. Feb. 22, 8-10 p.m. \$30-\$35; discount for members. Albert and Janet Schultz Cultural Arts Hall, 3921 Fabian Way, Palo Alto. paloaltojazz.org

We Shall Overcome Musical director, producer and pianist Damien Sneed performs with a choir and soloists to celebrate the life of Martin Luther King Jr. Feb. 21, 7:30-9:30 p.m. \$17-\$60; discounts available. Bing Concert Hall, 327 Lasuen St., Stanford. live.stanford.edu

Ensemble Draca As part of Filoli's Ballroom Cultural Series, the Bay Area-based Ensemble Draca performs 17th-century Italian music, including pieces by Caccini, Merula, Rossi, Strozzi and more. Feb. 23, 3-5 p.m. \$30. Filoli Gardens, 86 Cañada Road, Woodside. filoli.org

Redwood Symphony Subscription Concert Redwood Symphony presents a night of Bach, Bartok and Vivaldi for its third subscription concert of the season. Feb. 22, 8-10 p.m. \$10-\$30; discounts available. Cañada College, 4200 Farm Hill Blvd., Redwood City. redwoodsymphony.org

Fundraisers

Last Ditch Effort The Redwood City and San Carlos Rotary Clubs host a fundraiser to help build the last segment of a mile-long aqueduct in Morocco's Berber villages for the local subsistence farmers. Feb. 20, 5:30 p.m. \$80; various sponsorship levels available. San Mateo County History Museum, 2200 Broadway, Redwood City. brownpapertickets.com

Family

A Day at the Farm Visitors can reserve a day at the Hidden Villa farm and tailor the reservation to include private farm tours for up to 30 people and one of three picnic areas. Dates vary through May 23; times vary. \$180-\$275; prices vary between packages. Hidden Villa, 26870 Moody Road, Los Altos Hills. hidden-villa.org

Museums & Exhibits

'My Climate. Your Climate. Their Climate.' Cafe Zoe showcases Barbara Coll's nature photography and Colleen Sullivan's monochromatic artworks in the local artists' collaborative exhibition, "My Climate. Your Climate. Their Climate." Through Feb. 29; times vary. Free. Cafe Zoe, 1929 Menalto Ave., Menlo Park. cafezoe.com

Richard Diebenkorn See an intimate and interactive installation of famed Bay Area artist Richard Diebenkorn's paintings and sketchbooks that shed light on the artist's process, including his shift from figurative to more abstract work. Ongoing; times vary; closed Tuesdays. Free. Cantor Arts Center, 328 Lomita Drive, Stanford. museum.stanford.edu

Music

2020 SF Bay Classical Guitar Adult Competition Classical Gala West presents this year's youth and adult classical guitar competitions featuring performances by guest artists Diana Schaible, Erica Wang, Lawrence Smith and Kenny Hill. Feb. 22, 9 a.m.-9 p.m. \$5-\$99. Woodside Village Church, 3154 Woodside Road, Woodside. cgwest.org

'Macbeth' West Bay Opera puts on Giuseppe Verdi's four-act opera, "Macbeth," one of Shakespeare's greatest plays about the human thirst for power. Feb. 14-23; dates and times vary. \$35-\$92; discount for students and seniors. Lucie Stern Theatre, 1305 Middlefield Road, Palo Alto. wbo.org

Talks & Lectures

Afternoon Literary Seminar Author and former adjunct professor Kimberly Ford leads a discussion on "Love in the Time of Cholera,"

TOWN OF WOODSIDE Notice of Availability/ Intent to Adopt a Mitigated Negative Declaration

Public Review Period: February 14, 2020, through March 16, 2020

Project Title: 331 Greer Road, Lot Line Adjustment PCDR2019-0002, LLAJ2019-0001, GRAD2019-0003, and CEQA2019-0005

Project Description: The project includes a Lot Line Adjustment (LLAJ) to make changes to the lot lines of two existing parcels of record at 331 Greer Road (072-052-260 and 072-052-020). The properties total 3,930,475 square feet (90.231 acres). The proposed Lot Line Adjustment would adjust a portion of the South Lot and add it to the North Lot. The project also involves construction of a 1,500 square foot accessory dwelling unit (ADU) and a 409 square foot detached guest bedroom and bath "bed shed", on the proposed North Parcel. The structures would be constructed south of the main residence.

Project Location: 331 Greer Road (North Lot: APN: 072-052-260); (South Lot: APN: 072-052-020)

Lead Agency: Town of Woodside, P.O. Box 620005 (Mail), 2955 Woodside Road, Woodside, CA 94062

Contact Person: Sage Schaan, AICP CEP, Principal Planner Tel. (650) 851-6790 / Fax. (650) 851-2195

Public Hearing: The Woodside Planning Commission meeting to consider the Mitigated Negative Declaration is scheduled for **March 18, 2020, at 6:00 p.m. in Independence Hall located at 2955 Woodside Road.** Notice of the Planning Commission public hearing will also be provided in a newspaper of local circulation, to neighbors within 300 feet of the project, and to all organizations or individuals who have previously requested such notice in writing.

The Mitigated Negative Declaration, Project Plans, and referenced documents are available for review during normal business hours, 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. at Woodside Town Hall, located at 2955 Woodside Road in Woodside, California 94062. The Mitigated Negative Declaration will be available on the Woodside website: www.woodsidetown.org

Please submit any written comments on the Initial Study/Mitigated Negative Declaration by 5:00 p.m. on March 16, 2020 to Sage Schaan at sschaan@woodsidetown.org or by mail at the Town of Woodside, at the address listed above.

Public Notices

995 Fictitious Name Statement

LIFE - HYPNO
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 283656

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

Life - Hypno, located at 624 Berkeley Ave., Menlo Park, CA 94025, San Mateo County. Registered owner(s):

MATHEVON CONSULTING LLC
624 Berkeley Ave.
Menlo Park, CA 94025
California

This business is conducted by: A Limited Liability Company.

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 January 14, 2020.

(ALM Feb. 5, 12, 19, 26, 2020)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 282546

The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office.

The following registered owner(s) abandoning the use of the fictitious business name(s):

ECE GEZER
REGISTRANT'S NAME(S):
ECE GEZER
1175 Park Place #301
San Mateo 94403

FICTITIOUS BUSINESS NAME(S):
HOPEFULL CARDS
1175 Park Place #301
San Mateo 94403

FILED IN SAN MATEO COUNTY ON: Sep. 17, 2019.

THIS BUSINESS WAS CONDUCTED BY:
Individual.

This statement was filed with the County Clerk Recorder of San Mateo County on January 27, 2020

(ALM Feb. 5, 12, 19, 26, 2020)

GET AT ME ENTERPRISES

GET @ ME

GET @ ME ENTERPRISES

GET @ ME ENTERTAINMENT

GET AT ME

GET AT ME ENTERTAINMENT

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 283788

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

1.) Get At Me Enterprises, 2.) Get @ Me, 3.) Get @ Me Enterprises, 4.) Get @ Me Entertainment, 5.) Get At Me, 6.) Get At Me Entertainment, located at 1848 Bay Rd., East Palo Alto, CA 94303, San Mateo County.

Registered owner(s):

JASON AUZENNE

2633 Fordham St.

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 2/2001.

This statement was filed with the County Clerk-Recorder of San Mateo County on January 28, 2020.

(ALM Feb. 5, 12, 19, 26, 2020)

BRYAN HOUSE CLEANING AND JANITORIAL
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 283822

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

Bryan House Cleaning and Janitorial, located at 1855 Woodside Rd. Apt. 210, Redwood City, CA 94061, San Mateo County.

Registered owner(s):

EDGAR JACOME FAJARDO

1855 Woodside Rd. Apt. 210

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 01/31/20.

This statement was filed with the County Clerk-Recorder of San Mateo County on January 31, 2020.

(ALM Feb. 5, 12, 19, 26, 2020)

HATCH

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 283818

The following person (persons) is (are) doing business as: Hatch, located at 3525

Alameda de las Pulgas, Suite D, Menlo Park, CA 94025, San Mateo County.

Registered owner(s):

HATCH BABY, INC.

3525 Alameda de las Pulgas, Suite D

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 N/A.

This statement was filed with the County Clerk-Recorder of San Mateo County on January 30, 2020.

(ALM Feb. 12, 19, 26; Mar. 4, 2020)

DASH LIMOUSINE AND SEDAN SERVICE

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 283844

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

Dash Limousine and Sedan Service, located at 550 Washington St. Ste. 104, Daly City, CA 94015, San Mateo County.

Registered owner(s):

MAD DASH TRANSPORTATION, INC.

550 Washington St. Ste. 104

Daly City, CA 94015

California

This business is conducted by: A Corporation.

The registrant commenced to transact business under the fictitious business name(s) listed above on 4/11/2012.

This statement was filed with the County Clerk-Recorder of San Mateo County on February 4, 2020.

(ALM Feb. 12, 19, 26; Mar. 4, 2020)

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

Brownrigg a good choice for state Senate

With an outstanding field of candidates, whoever wins will be able to capably fill Jerry Hill's shoes

There couldn't be a better example of why legislative term limits are a good thing than the quality of the candidates competing to replace termed-out state Sen. Jerry Hill in the 13th Senate District.

When an incumbent isn't in a race, good people step up to run.

Five of the seven candidates, all Democrats, have the experience, understanding of the issues and support to represent the Peninsula (from South San Francisco to Sunnyvale) and make an immediate impact in the Legislature, each in his or her own unique way.

In California's open primary system, these five plus the lone Republican and the lone Libertarian will appear on every ballot. The top two vote getters, regardless of party, will face off in the November general election. We hope the top two will be Democrats, just as occurred four years ago when Marc Berman and Vicki Veenker faced off in the fall for the open Assembly seat after running against each other in the primary. This will allow for a competitive campaign rather than an election destined to go to the Democrat given the overwhelming Democratic voter registration advantage.

Among the five Democrats, we think the three strongest candidates are Mike

Brownrigg, Josh Becker and Shelly Masur. But they only slightly edge out Sally Lieber and Annie Oliva. Every voter will have to weigh what issues are important to them and the views, personal qualities and varying backgrounds each of these five bring.

We believe our district is best represented in the state Senate by an independent-minded person with bold ideas who will not be influenced by the donations of large contributors and special interests, and who will resist the pressure to march in lock-step with Gov. Gavin Newsom and party leaders. The supermajority held by Democrats means the party, and organized labor in particular, can push through almost anything they want. That approach is not in our state's or district's best interest.

The big problems facing California, including housing supply and affordability, homelessness, climate change, income inequity, the costs of higher education, and the education achievement gap require more innovation and bipartisanship and less political muscling and horse trading.

We think Mike Brownrigg, 58, comes the closest to meeting this criteria. On the Burlingame City Council for almost 10 years and eight years prior to that on the Planning Commission,

Brownrigg has shown himself to be a strong, effective and collaborative leader. Unlike Becker and Masur, he has taken no large campaign contributions from organizations, labor groups or large donors (with the exception of his mother, who without his knowledge set up an independent campaign committee and funded it with about \$460,000). He has largely self-funded his campaign and focused on meeting voters instead of fundraising.

Brownrigg was raised in Los Altos Hills and attended Gunn High School. He joined the U.S. Foreign Service after college and was posted to multiple embassies around the world. He later became a partner in ChinaVest, a venture capital firm that focuses on early-stage Chinese life science and information technology companies, and was a founding partner in Total Impact Capital, a social impact fund that provides capital to projects seeking to "make the planet a better place." He has devoted his career to finding solutions to difficult problems.

Brownrigg doesn't hedge on controversial issues; he has been a clear-spoken promoter of creative solutions to problems facing the state. He strongly opposed SB 50, the local zoning preemption bill to force cities to develop high-density housing around transportation hubs. Instead, he advocates financial incentives, including state subsidies and tax breaks, for the preservation and creation of affordable housing. For

example, he has proposed that the state subsidize the purchase, by nonprofits, of existing multi-family housing units to prevent their sale to companies that would increase rents, and to reward the seller with capital gains tax reductions as an incentive. He's also proposed state funding for infrastructure when a city approves high-density zoning for housing. He wants to see California become carbon-free in 10 years, and supports a carbon tax, more aggressive conversion to all-electric appliances, and the state purchase of PG&E.

Becker, a Menlo Park resident, and Brownrigg share a venture capital background and a commitment to social-impact investing. They have similar priorities and views on the big issues, but we are concerned that the endorsements of Becker by Newsom and Hill, as well as a \$500,000 donation from LinkedIn founder Reid Hoffman to an independent committee supporting him, will lessen his independence.

Masur, a Redwood City councilwoman and former school board member, has made education a centerpiece of her campaign and has drawn major financial support of teachers' unions, as well as many other labor unions. She supported the latest iteration of SB 50, the only candidate in the race to do so.

In this impressive group of candidates, we give the nod to Brownrigg and look forward to a vigorous fall campaign between him and either Becker or Masur.

EDITORIAL

The opinion of The Almanac

Support Measure P

Voters in the Portola Valley School District are being asked to renew a parcel tax that now supports small class size; enhanced math, science, reading and writing instruction; art and music programs; and other features of the district's educational program that have contributed to students' high academic achievement over the years.

Parcel tax funding has also allowed the district to pay its teachers salaries comparable to those offered by other school districts in this competitive, high-cost-of-living area, making it possible to keep experienced, highly qualified teachers in the classrooms.

Measure P would renew and update the district's

current Measure O parcel tax, which annually raises some \$1.2 million in revenue for the two-school district and expires next year.

In its first year, Measure P would keep the tax rate at the same level, which is \$581 per parcel.

The rate would then increase by 3% annually for the remainder of the eight-year period Measure P would be in effect.

Many residents of Portola Valley and Woodside were attracted to the area by the schools, and maintaining the quality of education in those schools has proven important to our communities, with past parcel tax measures passing with huge majorities. This ballot measure should be no different. We urge you to support Measure P.

EDITORIAL

The opinion of The Almanac

LETTER

Our readers write

A vote for Lieber

Editor:

I urge voters to vote for Sally Lieber for state Senate. As someone who has watched her political activities for years, and heard her speak on more than one occasion, I am impressed with her focus on service over self, her humility and integrity.

Others can make promises, but she alone of all the candidate has had successful experience in the state Assembly, where she was honored by being chosen speaker pro tem. Of all the candidates she is the only one I trust never to sell out her constituents to moneyed interests.

Gail Sredanovic
Ashton Avenue, Menlo Park

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.

Letters should be no longer than 300 words.

Questions? Email Renee Batti at rbatti@AlmanacNews.com, or call 650-223-6528.

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Listed at \$10,850,000

Most expensive home ever sold in Menlo Park (per mls)

356 Santana Row # 314
San Jose



Listed at \$3,888,000

Most expensive condo ever sold in San Jose (per mls)

60 Shearer Drive
Atherton



Listed at \$4,995,000

Sold and closed in 3 weeks

238 McKendr Drive
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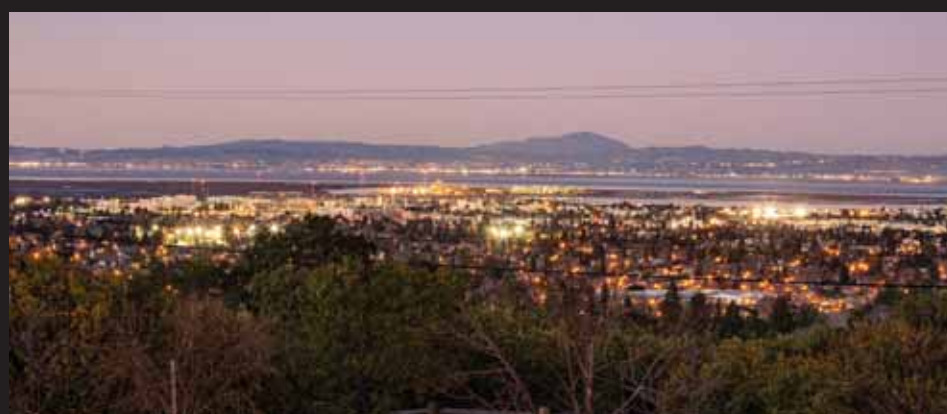
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P L A T I N U M

COMMITTED TO TRANSPARENCY



187 Hardwick Road, Woodside

Stunning Views, Supreme Privacy in Woodside Hills

Light, bright, and luxurious, this superb 7,022 sq. ft. home (per plans) in Woodside Hills provides comfortable living spaces, sumptuous appointments, and breathtaking panoramic views of the San Francisco Bay and beyond, all on a private 1-acre lot (per county). Offering 6 bedrooms and 5.5 baths, including a 1-bed, 1-bath guest house, this home welcomes you with an open and spacious floorplan that provides ample room for a variety of lifestyle needs. Guests can gather around the two-way fireplace that warms both the living room and dining room, and enjoy fabulous meals catered from the chef's kitchen with high-end appliances from Viking, Miele, and GE Monogram. A downstairs media room is perfect for movie nights, while a sparkling pool and spa highlight the expansive backyard with ample space for outdoor enjoyment. Easy access to Highway 280 for Bay Area commuting adds the finishing touch to this wonderful home, which offers the best of Silicon Valley living.

For video tour & more photos, please visit:
www.187Hardwick.com

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Mountain View | \$1,548,000

Renovated 3br/2.5ba home convenient to all things Mountain View! Move right in and enjoy your newly installed wood floors, updated and elegant kitchen and so much more. Your landscaped backyard is an idyllic setting for lounging and dining or venture to shops and restaurants on Castro just a few miles from your front door. For more info visit: www.172Ada.FlingYang.com

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Grizzly Ranch | \$740,000

Stylish mountain living can be yours in the gated golf course community of prestigious Grizzly Ranch. Home offers many current upgrades including dining and entry lighting; kitchen cabinets, countertops, backsplash and accent lighting.

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Palo Alto | \$4,098,000

Detailed information at 4050Verdosa.com | This luxury craftsman home merges Palo Alto tradition with a tranquil setting and an architectural design. The main house has 5br/5ba (4 are suites--1 on main level & 3 upstairs) plus a detached ADU cottage with bath #6 (shower & toilet). The gourmet kitchen has a center island, breakfast nook, stainless steel Thermador appliances. Mostly Porcelanosa tiled baths.

Julie Lau
650.208.2287
jlau@cbnorcal.com
CalRE #01052924



Mountain View | \$2,000,000

This 3-bedroom, 2-bath home on the Mountain View/Los Altos border has been updated throughout with new flooring, freshly painted interior and fixtures. Convenient location is just down the street from El Camino with its many shopping and dining options.

Terrie Masuda
650.400.2918
tmasuda@cbnorcal.com
CalRE #00951976



Mountain View | \$1,595,000

Bright and spacious end unit at West Court features a living room with high vaulted ceilings, gas fireplace and recessed lights. The dining room has designer light fixture and large windows. The kitchen has wood cabinets, quartz countertops, stainless-steel appliances and breakfast nook. The master bedroom offers ceiling fan, plantation shutters, private balcony and walk-in closet. Yard with wood decks.

Ric Parker
408.398.0054
RParker@cbnorcal.com
CalRE #00992559

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