

The Almanac

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

MAY 13, 2022 | VOL. 57 NO. 36



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Who will succeed Jackie Speier?

The race is on to replace Congress veteran in the newly redrawn District 15

By Gennady Sheyner

VOTER GUIDE 2022

When the U.S. Congress convenes for its first session in 2023, about 760,000 residents in San Francisco and San Mateo counties will find themselves in a new political landscape.

They are in the freshly redrawn Congressional district — District 15 — which stretches from San Francisco to East Palo Alto; and encompasses Brisbane, San Mateo, Foster City, Millbrae, Belmont, Daly City, San Bruno, Burlingame, San Carlos, South San Francisco, Colma, Hillsborough, Redwood City; and portions of Menlo Park and Atherton. And for the first time since 2008, residents in these communities will have a new representative in the House of Representatives.

The race to fill the seat will be the Peninsula's most competitive in a generation. U.S. Rep. Jackie Speier, who joined Congress after winning the election in 2008

and whose district covers much of what is now District 15 turf, was the hand-picked successor of former Rep. Tom Lantos, a fellow Democrat who then represented the area since 1981. She easily won the special election to get to Congress and has cruised to reelection, picking up more than 75% of the vote every two years.

Will history repeat itself?

Assembly member Kevin Mullin hopes so. As Speier's chosen successor, he hopes to carry on her legacy in the U.S. Congress. A former South San Francisco mayor who has served in the Assembly since 2014 and received his political training as Speier's district director, Mullin has been viewed by many as a frontrunner ever since Speier announced her plan to retire in November. In campaigning for the seat, Mullin

See **DISTRICT 15**, page 10



Magali Gauthier

The race for Rep. Jackie Speier's seat in the newly redrawn District 15 is one of the Peninsula's most competitive in a generation. Five candidates are vying to be one of the top two finishers in the June 7 primary and move on to the November general election.

Eshoo faces rivals from left, right and center in bid to retain Congress seat

By Gennady Sheyner

VOTER GUIDE 2022

The seven candidates vying to replace U.S. Rep. Anna Eshoo in a newly redrawn Silicon Valley congressional district know they face an uphill climb.

Since she was first elected in 1992, Eshoo has been cruising to reelection in the heavily Democratic district, routinely picking up about 70% of the vote. California's switch to a top-two primary has barely blunted her political fortunes. Two years ago, she picked up 63% of the vote in the general election against fellow Democrat Rishi Kumar.

Kumar, a tech executive who serves on the Saratoga City Council, is hoping for better luck this time around. He is one of seven candidates hoping to

replace Eshoo in the new District 16, which stretches along the coast from Pacifica to northern San Jose and which encompasses large sections of San Mateo and Santa Clara counties, including the cities of Palo Alto, Mountain View, Woodside, Portola Valley and portions of Menlo Park and Atherton.

On Tuesday, May 3, Eshoo and six of her challengers tried to make a case for their respective candidacies at a forum sponsored by the League of Women Voters (Kumar was the only candidate who did not participate in the event). While Eshoo recalled her recent accomplishments in the House of Representatives, each of her opponents made the case

that it's time for a change and that they are the best option for representing the dynamic Silicon Valley district.

Among the challengers was Palo Alto City Council member Greg Tanaka, a Democrat who over the years has stood out on the council for repeatedly voting against the city budget and, more recently, for his staunch opposition to the city's proposed business tax. A fiscal conservative whose jeremiads about the decline of innovation in Silicon Valley have been a staple of council meetings, he rejected on Tuesday the idea of voting along a party line.

"There's this kind of red team versus blue team idea, where the red team can't vote for a blue team idea and vice versa," Tanaka said. "What we really should be doing

is rather than each elected official voting for their party, you should vote for the best idea."

Ajwang Rading, an attorney at the Palo Alto-based firm Wilson Sonsini Goodrich & Rosati, is also vying to represent the district. Unlike Tanaka or Kumar, who opposes Sacramento's housing mandates and who pledges not to increase taxes, Rading leans blue all the way. He embraces an ambitious Democratic platform that revolves around issues of social justice, climate change and universal health care.

A former staff member for U.S. Sen. Cory Booker, Rading's resume includes a stint at the nonprofit Equal Justice Initiative and his political idols include the late Rep. John Lewis, who championed voting rights. Rading grew up homeless and

recalled on Tuesday a childhood that involved spending nights in a 2001 Dodge Neon alongside his single mom. He believes his upbringing and background would make him an effective advocate for boosting affordable housing, tackling income inequality in District 16 and championing progressive issues.

"I believe the upcoming primary and general election ahead will be a referendum on reproductive rights, equality and climate action," Rading said. "We should question how we got here and ensure we get a new kind of leadership that takes the actions necessary."

Eshoo is also facing a challenge from the right, with three Republicans hoping to win a seat in the

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INSIDE

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Federica Armstrong

A car drives through the May Day Parade in Woodside on May 7, marking the event's 100th year.

Woodside celebrates 100 years of May Day festivities

By Angela Swartz

On a sunny but chilly Saturday, May 7, Woodside stood along the town's main artery, cheering on friends, neighbors and local students riding on floats for the first time since 2019 to celebrate the time-honored tradition of May Day.

This year marked the 100th since the celebration started in 1922 as a way to usher in spring. The town canceled the 2020 and 2021 May Day parade and festivities because of the COVID-19 pandemic.

"The 100th anniversary of the May Day parade is a very special day for all of us," Mayor Dick Brown told attendees. "It is a dramatic way to say welcome back after two years of disruption in our lives. ... I consider today the re-opening of Woodside for outdoor group activities."

The town will bring back a series of other events this spring and summer. The Soap Box Derby, a race for kids ages 6 to 12, will be held on May 22 and the Mounted Patrol of San Mateo County is set to host its Fourth of July Junior Rodeo.

A pancake breakfast and fun

run started the May Day festivities. Following the parade, at 10 a.m., the Woodside Elementary School third grade class participated in the traditional May Pole dance.

With an outbreak of equine herpesvirus that was widespread, and deadly, earlier this year, the May Day team was excited to even have horses in the parade at all, Lisha Mainz, one of the event's planners, said in an email. ■

Email Staff Writer Angela Swartz at aswartz@almanacnews.com.

Four candidates vie for the District 3 seat on San Mateo County Board of Supervisors

By Lloyd Lee

This year, San Mateo County residents of District 3, which includes Atherton, Portola Valley, Woodside, West Menlo Park and a number of unincorporated areas, face a diverse pool of candidates on the ballot for the June 7 primary election.

It includes the political newcomer Steven Booker, an electrician and labor union representative; Virginia Chang Kiraly, who is the first Asian-American

VOTER GUIDE 2022

woman to serve on the boards of the Menlo Park Fire Protection District and San Mateo County Harbor District; Laura Parmer-Lohan, a San Carlos City Council member and member of the LGBTQ community; and a seasoned politician, Ray Mueller, who has served for 10 years on the Menlo Park City Council.

Each candidate is looking to represent a district that is often said to be the geographically

largest and most diverse in the county, spanning from Peninsula cities to rural and coastside communities as well as large swaths of the county's open space lands.

It's why climate change touches upon every one of the candidate's campaigns, as coastside communities such as Half Moon Bay continue to deal with the threat of increasing sea-level rise. Then there's the hot-button issue relevant to all of the Bay

See **DISTRICT 3**, page 22

Council wants to study impacts of up to 600 housing units at SRI campus in Menlo Park

Neighbors raise concerns about traffic, safety at study session

By Lloyd Lee

Responding to a previous call from planning commissioners to go bigger on housing at SRI campus, the developer Lane Partners provided a picture of what that could look like on the 63-acre facility during a City Council meeting.

No decision or vote was made on May 10, as it was only a study session of the campus plans. But most of the City Council members encouraged the developers to study what the impacts of up to 600 units could look like on the campus.

The initial project proposal was to add 400 new housing units near the campus' borders along Laurel Street and Ravenswood Avenue, with the addition of 25 acres of publicly accessible open space and a new network of bike and pedestrian paths. These units include two-story townhomes and apartment buildings three and five stories high. Sixty of the units would be dedicated to affordable housing.

If SRI and the City Council have an appetite to add more housing, Lane Partners had an outline for that as well.

To add 50 more units, the developer proposed adding an additional story to the apartment buildings, going four and six stories high. This would also increase the affordable housing to 68 units.

Going bigger, the developer also

provided a plan to add 130 units by adding the additional stories to the apartment buildings and dedicating a one-acre site on the corner of Ravenswood Avenue and Middlefield Road to 100% affordable housing. This would up the total number of affordable units to 148 — 28% of the project.

City Council members were careful to reiterate that Tuesday's discussion was only a study session after hearing from a number of concerned residents from the Classics at Burgess Park development adjacent to SRI, about traffic and safety.

Any approval of the project plans won't come until a draft environmental impact report is released which will also be subject to public review. The report will outline the potential impacts on traffic, among other areas.

Vice Mayor Jen Wolosin, whose district includes the SRI campus, responded to some of the residents' concerns at the meeting.

She said that the developer has been responsive to neighborhood concerns, particularly by removing some of the apartment buildings and instead opting for townhouses as well as creating a road access dedicated for those future residents.

She also noted that the parking garage proposed would be walled off so that disruption from car lights and sounds would

See **SRI**, page 7



Courtesy Lane Partners

An illustration of the three-story apartment buildings that could be built at SRI's revamped campus. Developer Lane Partners proposes adding at least 400 residential units.

Notice of Public Hearings

The Las Lomas Elementary School District will hold two separate public hearings on the proposed Local Control Accountability Plan (LCAP), with the Budget Overview for Parents cover page, and the proposed Budget for fiscal year 2022-23 on June 1, 2022, at 7:00 pm, at the Las Lomas District Office, 1011 Altschul Avenue, Menlo Park, CA 94025. The meeting agenda will be posted on the District website, <https://llesd-ca.schoolloop.com/> on May 27, 2022. A copy of the LCAP, with the Budget Overview for Parents cover page, and the proposed budget will be available for public examination at the above location from May 27, 2022 to June 1, 2022 between the hours of 10:00 am to 1:00 pm and posted on the District website, <https://llesd-ca.schoolloop.com/>. Contact Mei Chan, (650) 854-6311, mchan@llesd.org to request a printed or electronic copy. Public members or stakeholders may request to comment at the public hearing on the LCAP and proposed budget or any item therein, by following the Instructions for public comment found on the District website.

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Notice of Public Hearings

The Portola Valley School District will hold two separate public hearings on the proposed Local Control Accountability Plan (LCAP), with the Budget Overview for Parents cover page, and the proposed Budget for fiscal year 2022-23 on May 26, 2022, at 5:00 pm, at the Portola Valley District Office, 4575 Alpine Road, Portola Valley, CA 94028. The meeting agenda will be posted on the District website, <http://www.pvsd.net/> on May 23, 2022. A copy of the LCAP, with the Budget Overview for Parents cover page, and the proposed budget will be available for public examination at the above location from May 23 to May 26, 2022 between the hours of 8:30 am to 4:30 pm and posted on the District website, <http://www.pvsd.net/>. Contact Connie Ngo, (650) 529-2560, cngo@pvsd.net to request a printed or electronic copy. Public members or stakeholders may request to comment at the public hearing on the LCAP and proposed budget or any item therein, by following the instructions for public comment found on the District website.

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The Almanac is published
every Friday at

3525 Alameda De Las Pulgas,
Menlo Park, CA 94025

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The Almanac (ISSN 1097-3095 and USPS 459370) is published every Friday by Embarcadero Media, 3525 Alameda de las Pulgas, Menlo Park, CA 94025-6558. Periodicals Postage Paid at Menlo Park, CA and at additional mailing offices. Adjudicated a newspaper of general circulation for San Mateo County. The Almanac is delivered to homes in Menlo Park, Atherton, Portola Valley and Woodside. However, in order to continue delivering you the news you depend on, we encourage you to become a paid subscribing member. Go to AlmanacNews.com/subscribe to start supporting The Almanac today.

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Menlo Park school district is testing air, wastewater for COVID virus

By Sue Dremann

The Menlo Park City School District has started a pilot program to test air and wastewater samples for the presence of SARS-CoV-2 virus, the virus that causes COVID-19, the district has announced.

From May 9 through the end of the school year on June 10, the district is taking samples at two campuses, Laurel School Lower Campus and Hillview Middle School. The air sampling is in partnership with Concentric by Ginkgo, the biosecurity and public health arm of Ginkgo Bioworks, Inc. The company is also monitoring wastewater at the two school campuses, the district said in a statement.

The pilot program is researching the extent of detection of the virus in indoor air at an elementary or middle school by comparing the virus concentration in collected samples to the results of the schools' regularly pooled testing and follow-up sampling and the ongoing wastewater data.

"As we move towards an endemic phase of COVID-19, passive monitoring of air and wastewater can offer long-term solutions for helping communities and public health officials get ahead of the next new variant or novel pathogen. Being able to compare data from routine testing, wastewater monitoring, and air monitoring is especially valuable to help understand how these different methods can complement each other and how they could best be used in a comprehensive infectious disease mitigation strategy," said Renee Wegrzyn, head of innovation at Concentric by Ginkgo.

The results will help the district make decisions that can best protect students, teachers and staff in the coming school years, the district said.

The district joined with Stanford University, Concentric by Ginkgo and Dysert Environmental in April to monitor wastewater at the two schools to determine the value of SARS-CoV-2 wastewater monitoring in K-12 schools that are already conducting routine asymptomatic pooled clinical testing. The district conducts weekly pooled testing, with follow-up individual testing for positive pools; 100% of staff and 88% of students participate in this testing program, which is planned to continue through the end of

the school year, the district said.

The wastewater testing began on April 12 and is to run for eight weeks. The samples are being taken by Dysert Environmental, processed by Stanford, and the extracted RNA, a genetic segment of the virus, is being sequenced by Concentric to determine the virus's genetic lineage.

The program seeks to determine to what extent the virus can be detected in wastewater from an elementary or middle school and, like the air sampling, it will compare the virus concentration in collected samples to the results of the schools' regular pooled and follow-up testing.

"Throughout the pandemic, MPCSD has been interested in contributing to scientific knowledge about the virus and its impact on schools. The district has contributed data about its case numbers and safety protocols, which have helped schools across the country confidently reopen. When approached by Concentric to participate in this wastewater project, MPCSD was happy to help," the district said.

Wegrzyn said that routine monitoring for COVID-19 is like building a weather map for infectious disease in the community.

"Wastewater monitoring, in particular, is a promising method to help equip schools and public health leaders with critical data to prepare for potential future outbreaks. Partnerships like this one are so important to help advance innovative solutions for infectious disease management, and we are proud to work with Menlo Park City School District and Stanford University on this effort," she said.

District school leaders will receive weekly reports about the program's findings and the rest of both studies will be published. ■

Email Staff Writer Sue Dremann at sdremann@pawekly.com.

OBITUARIES

Jean Ramos, 91, a Portola Valley resident, died on April 18.

To read the full obituary, leave remembrances and post photos, go to Lasting Memories at almanacnews.com/obituaries.

COVID cases back up at local high schools

Cases still don't match January spike

By Angela Swartz

The local high school district is seeing an increase in COVID-19 cases in the last week. Officials are chalking up the rise to a combination of exposure over spring break and a general rise in cases throughout San Mateo County.

The around 10,000-student Sequoia Union High School District reported 102 cases last week, made up of 90 students and 12 staff members last week. Of those, 15 were at Menlo-Atherton High School in Atherton, 11 were at Woodside High School and two were at TIDE Academy in Menlo Park.

Although this is a higher number than preceding weeks, it is still far from the surge of cases — 710 in one week — that followed winter break in January.

Students and teachers were on spring break the week of March 28. The week of April 25 there were 53 cases. The week before that, there were 46 cases.



Magali Gauthier

Students in an audio production class work on assignments at Woodside High School in Woodside on Feb. 1.

The average daily case count in the county has increased 18% over the last two weeks, according to data from The New York Times. There were an average of 315 cases per day as of Wednesday, May 11.

The district, like many others in the state, lifted its indoor mask mandate in March. It still strongly recommends students and staff wear masks on campuses.

The district hasn't seen any evidence of on-campus spread at this time, according to Superintendent Darnise R. Williams.

When asked if masks could come back on at district schools, Williams said officials will continue to closely monitor the situation and will rely on guidance from the county health department.

"At this moment, the circumstances have not called for any changes to our protocols," she said.

Menlo School, a private school in Atherton, reinstated its masking mandate on April 27 because

of an increase in cases after spring break, according to an email to the school community. Starting Monday, May 9, masks were "highly recommended" on campus, the email states.

Elementary school cases

Elementary school districts aren't seeing the same increase in cases.

The around 2,700-student Menlo Park City School District reported 18 cases last week. Case counts have stayed around 20 cases per week since the district's return from spring break, which was the week of March 28. Cases were in the single digits in the two weeks before spring break.

There were four cases of COVID reported from April 23 to 29 in the 1,500-student Ravenswood City School District, which has schools in East Palo Alto and Menlo Park. (The district's count only includes students and staff who were on campus during their infectious period.)

Ravenswood is the only district locally that still requires students and staff to wear masks in classrooms.

The Las Lomas Elementary School District, which has about 1,100 students enrolled at schools in Menlo Park and Atherton, saw 12 cases last week and 10 the week before.

The around 477-student Portola Valley School District reported six cases last week, but saw a small spike the week of April 11 (about a week after students returned from spring break).

The Woodside Elementary School District, which has about 360 students, reported three cases last week.

The district sent each student home with a COVID-19 test before heading off to spring break to test before returning to school on April 18. ■

Email Staff Writer Angela Swartz at aswartz@almanacnews.com.

developer should study the impacts of 600 units. Mayor Betsy Nash and council member Cecilia Taylor were in general receptive to the idea of exploring more density.

Councilman Drew Combs said he wasn't completely on board with going beyond a study of 400 housing units, sharing concerns with some of the Classics at Burgess residents.

He also expressed some disappointment with the project plans overall. He said that the current plans lacked some of the innovation seen in other ongoing projects in the city that, in his view, integrate office space and housing better, most likely referring to Meta's Willow Village. Combs has recused himself

from discussions of that project since Meta is his employer.

Council member Ray Mueller, who was hesitant to make any remark on how much housing should be on the site before viewing the draft environmental impact report, said that housing at every level should be studied.

Mary Murray, a principal at Lane Partners and a Menlo Park resident, who presented at Tuesday's meeting, said that the developer is not pushing for any particular number of housing units, but the 600 number is a good ceiling to work off of so that the developer can present several scenarios to the council. ■

Email Lloyd Lee at llee@almanacnews.com

REAL ESTATE Q&A

by Monica Corman



Are Appraisals Keeping Up With the Market?

Dear Monica:

Interest rates have increased since the beginning of 2022. Are increases affecting the real estate market?

Alex P.

Dear Alex: Interest rates are affecting some buyers but so far it hasn't slowed the number of home sales in our area. With increased interest rates buyers have higher loan payments but there hasn't been much change in either prices or sales volumes yet. High demand and not enough inventory is keeping the buyers engaged.

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In Atherton, lot-splitting applications start to trickle in

By Angela Swartz

With California's new lot-split law in effect, Atherton has received four applications to subdivide properties and build new homes since late February. And the town expects more to come.

Although property owners have yet to apply for building permits to start work on the sites, the applications mark the first step in the process to add homes under Senate Bill 9 (SB 9). This comes at a time when residents have expressed concern about more development in town.

The first application, filed with the town on Feb. 22, seeks to subdivide 78 Cebalo Lane, adding another home on the southeast portion of the approximately 40,000 square

foot lot. The property, on a cul-de-sac off of Selby Lane, was last sold in November 2021 for about \$4.5 million, according to Sotheby's International Realty.

The second is at 2 Lowery Drive, in the Lindenwood neighborhood, received by the town on Feb. 25. The owner would like to build two new single family houses, each with one attached smaller unit. The home sold for \$5.6 million in December 2021, according to Compass real estate group.

The town received a third application for 125 Glenwood Ave. on March 31. The most recent application was for 94 Palmer Lane, submitted on May 4. The Palmer Lane home sold in March for about \$4.8 million, according to Zillow.

The projects rely on SB 9, the state duplex law that took effect in January, which requires local

agencies to grant ministerial approval to certain lot splits and allow up to two primary units on each resulting lot, with 4-foot minimum side and rear setbacks. Projects don't need to be approved by the Planning Commission or City Council and are handled by town staff without discretionary review or a hearing.

Owners can already add accessory dwelling units (ADUs) or junior ADUs to their properties, but SB 9 allows an owner to create a new lot. The owner can subdivide an existing parcel to create no more than two new parcels of approximately equal lot area. The new parcel must be at least 40% of the original parcel's size.

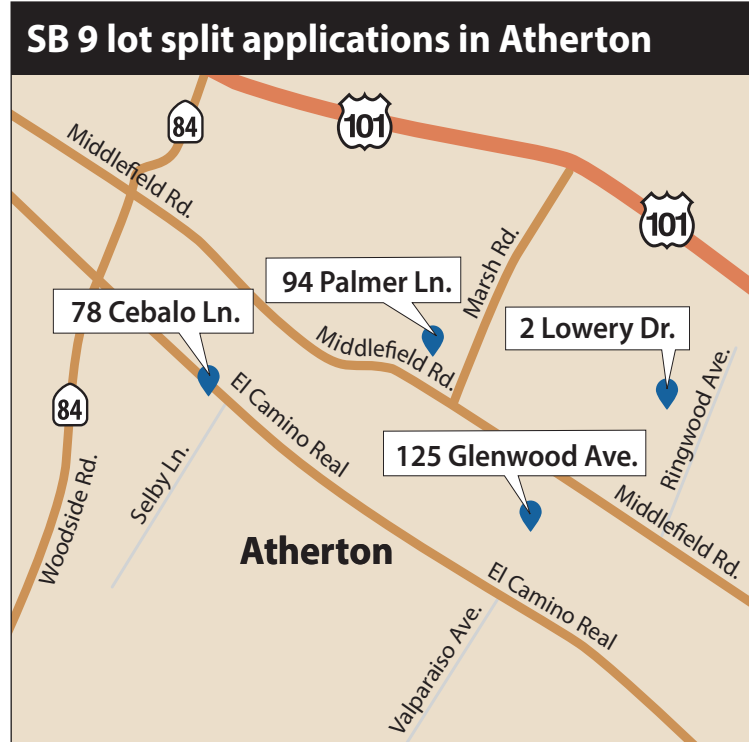
Owners must sign an affidavit that states they will live in one of the units as their primary residence for at least three consecutive years, a requirement added to the law to reduce investor speculation. The law also prohibits the development of small subdivisions and prohibits SB 9 lot splits on adjacent parcels by the same person.

If the lot splits are approved, then the applicants can then apply for building permits, said Assistant Town Planner Ralph Robinson.

There have been two other initial inquiries about SB 9 lot splits, he said.

How much new housing could Atherton see?

SB 9 could result in about five new housing units per year in town, according to a February staff presentation. This would result in about 40 new units that would go toward the town's 2023-31 Regional Housing Needs Allocation (RHNA) numbers. Atherton is required by the state to plan for the development of 348 new housing units compared to just 93 during the prior eight-year cycle.



Kevin Legnon

Applications for splitting lots and building houses on the newly created parcels are scattered throughout Atherton. Information provided by the town of Atherton.

SB 9 projects are more likely to take place on properties with an older residence, staff noted. There are about 606 parcels in town larger than one acre with a main residence built before 1970, and 687 parcels larger than one acre with a primary home built before 1980, according to the town. The survey didn't include "Atherton acre" lots, which are slightly smaller at about .92 acres, which predate the town's one-acre-minimum lot sizes, town officials noted.

The most financially viable option for most property owners will be to split the lot and built one single family home on each lot, the presentation states.

Neighboring towns and SB 9

So far, the neighboring towns of Woodside and Portola Valley have not received any SB 9 applications, according to their

town managers. Portola Valley has received two inquiries about projects, said Town Manager Jeremy Dennis in a May 6 email.

Both towns have stricter limits on building SB 9 projects. In Woodside, just west of Atherton, officials passed an ordinance to limit SB 9 unit sizes to 800 square feet, and prohibited basements. Portola Valley also limits SB 9 buildings to 800 square feet.

Woodside made news earlier this year when the Town Council froze all SB 9 applications, citing an exemption for mountain lion habitats. Woodside reversed the decision when State Attorney General Rob Bonta told town officials they could not evade state law by claiming the entire town was a habitat for a protected species. ■

Email Staff Writer Angela Swartz at aswartz@almanacnews.com.

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6:00 – 7:15 p.m.

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Reception, 5:00 p.m.
Memorial Auditorium Patio

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DISTRICT 15

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touts his experience as a legislator and focuses on preserving democracy and addressing climate change.

With the largest war chest — having raised more than \$600,000 — he’s been endorsed by some of the biggest names in the Peninsula’s Democratic establishment, including U.S. Rep. Anna Eshoo, who’s been representing the neighboring district since 1992 and is seeking reelection in November.

But in his bid to succeed his mentor, Mullin faces stiff competition from two fellow Democrats — San Mateo County Supervisor David Canepa, a former Daly City mayor, and Burlingame City Council member Emily Beach. Each has racked up more than \$450,000 in cash contributions, and each can point to a track record of winning elections and advancing key policies.

Canepa, who served as president of the San Mateo County Board of Supervisors in 2020, touts the county’s success in managing the COVID-19 pandemic as well as his record of advocating for free community college, assisting small businesses and preserving Seton Medical Center, which was in danger of

closing in 2020. Canepa aligns himself with the progressive wing of the Democratic Party, strongly supports policies like Medicare for All and the Green New Deal and counts U.S. Rep. Alexandria Ocasio-Cortez among the politicians he most admires.

Beach, who joined the Burlingame City Council in 2015 and who served as mayor in 2020, can point to her regional experience as a board member in the San Mateo County Transportation and on the League of California Cities, a statewide group that advocates on behalf of municipalities. An avid advocate for biking and public transportation and a former executive director of a nonprofit that raised money for local schools, Beach is also an Army veteran. She believes that women and veterans are underrepresented in Congress, which makes her an ideal fit for a seat being vacated by Speier, a legislator whom she admires and endorsed in the last council race.

Gus Mattammal is the lone Republican in the race, and he knows perfectly well that this puts him at a disadvantage in an area that Democrats have dominated for decades. But by making universal health care, climate change and education reform the central planks of his campaign, Mattammal hopes voters will

consider his “constructive conservative” positions and cast their ballots based on his ideas rather than on party dogma.

These four candidates will join a fifth candidate, Ferenc Pataki, who is running on the single issue of monetary reform. They will square off in the June 7 primary, after which the top two vote-getters will advance to the November 8 election.

**David Canepa:
Fighting for
progressive ideals**

Of the hundreds of votes that David Canepa cast in his years as a mayor, council member and county supervisor, few were as meaningful or consequential as the one on March 10, 2020, when he urged his colleagues on the San Mateo County Board of Supervisors to provide a \$20 million grant to Seton Medical Center, a Daly City hospital that was on the verge of shutting down.

For Canepa, the issue was personal as much as political. Canepa was born at Seton Medical Center, and he often stressed its critical importance in providing health care and jobs to residents of Pacifica, Daly City, Colma and other communities in north

county. But in 2020, the hospital was facing the prospect of closure after its parent company, Verity Health Systems, declared bankruptcy.

With the closure seemingly imminent, Canepa implored his colleagues to look for ways to fund seismic upgrades and other retrofits to the facility, moves that county officials deemed necessary to make it viable for a takeover from another buyer. With no concrete proposal on the table to purchase Seton Hospital, Canepa convinced his four colleagues to schedule a special meeting the following week, at which point county staff had identified several potential candidates, including AHMC Healthcare, a South California-based hospital chain.

“If we do nothing today there is a high probability that this hospital will close,” Canepa told his colleagues. “That’s the bottom line. You can try to sugar coat it however you want, you can justify in your mind what you think it is. But what’s at stake here is the closure of this hospital, make no mistake about it.”

Not everyone was convinced.



David Canepa

Supervisor Dave Pine opposed funding allocation and pointed to the county’s precarious financial positions and the budget cuts that supervisors had just approved for the health care system. Supervisor Carol Groom said she was “troubled” by the prospect of contributing without a concrete offer on the table. At the end of the marathon meeting, however, Canepa emerged victorious, with the board voting 4-1 to provide the funding and keep Seton’s hope alive.

The vote proved consequential for the hospital, the county, and Canepa himself. Days after the supervisors pledged the funds, they found themselves facing a global pandemic that was spiraling out of control. In the first few months of the pandemic, with ownership still in doubt, Seton became a “safety net” hospital for the state as public health officials struggled to contain COVID-19 (its patients included San Quentin inmates who contracted COVID-19 during a June outbreak). By August, once the initial COVID-19 surge passed, AHMC completed its purchase of Seton Medical Center.

In a recent interview, Canepa said that the county’s response to the pandemic — its success

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in keeping the hospital open, encouraging residents to wear masks and get vaccinated and in providing rental assistance and support for local businesses — played a significant role in his decision to run for Congress, where he hopes to fill a District 15 seat that is being vacated by U.S. Rep. Jackie Speier.

“I probably wouldn’t have run for Congress if it wasn’t for the pandemic,” Canepa, 47, said in an interview. “But what I found out was that this county has done an incredible job dealing with these very, very complex issues. While other elected officials were on the sidelines, my office and the county were in it day in and day out.”

Canepa is just as quick with blame as he is with praise. In January, county officials found themselves on the defensive amid reports that about \$7 million of personal protective equipment purchased in the early days of the pandemic was left outdoors and that some of that was damaged by storms. Canepa demanded a public hearing on what went wrong, and on April 19, he led the charge in grilling County Executive Officer Mike Callagy about the oversight, which he called a “black eye” and “truly disappointing.”

“These are taxpayer dollars and for us to leave the equipment out was really, really government at its worst,” Canepa said.

The Seton debate and the hearing on damaged equipment epitomized Canepa’s legislative style — his tendency to get ahead of his colleagues and then reel them in toward his position, even

if it isn’t popular or immediately viable. He plans to bring the same aggressive approach to Washington, D.C. When candidates were asked to name their role models in Congress at a recent forum, his two Democratic opponents, Emily Beach and Kevin Mullin, both named Speier, while Republican Gus Mattammal cited former House Speaker Tip O’Neill, a Democrat known for seeking compromise. Canepa chose Alexandria Ocasio-Cortez, a Democrat whose grassroots campaigning style and passionate support for policies such as the Green New Deal, Medicare for All and forgiveness of student debt have made her an icon of the party’s progressive wing.

Canepa said that if elected, he would like to join “The Squad,” a group of progressive legislators that, along with Ocasio-Cortez, includes Rashida Tlaib, Aryanna Presley and Ilhan Omar. Another lawmaker whom Canepa admires is U.S. Rep. Barbara Lee, who in 2001 was the sole member of U.S. Congress to vote against going to war in Afghanistan.

“That lone vote still resonates today, and people say she’s on the right side of history,” Canepa said. “It takes time on some of the issues, but at the end of the day, those issues resonate. And I don’t want to be the go-along-get-along caucus Democrat. I don’t think that’s effective.”

Canepa’s campaign reflects both his progressive ideals and aggressive tactics. If elected, he said he would fight to implement Medicare for All and work to make community college free for all. He also said he would focus on sea level rise, an issue of particular concern to the District 15 communities fronting the

San Francisco Bay. This means fighting for the Green New Deal, a program that he believes is critical for addressing climate change and generating jobs.

On foreign policy, he supports establishing a no-fly zone over Ukraine, a stance that sets him apart from most members of the Democratic establishment. President Joe Biden has consistently refused to “close the skies” over Ukraine, a policy that would greatly heighten the odds of a direct military confrontation between American and Russian aircraft. Canepa believes Vladimir Putin has a “disregard for life,” knows no boundaries and must be stopped.

Canepa says his values stem from this working-class background. He attended Skyline Community College and the University of San Francisco, where he majored in politics and became the first member of his family to graduate from college. After a stint as a legislative aide for Assemblyman Leland Yee, he successfully ran for the City Council in Daly City, where he served between 2008 and 2016, which included a term as mayor in 2014.

Canepa believes his commitment to uplifting the less fortunate separates him from the rest of the field. Last year, as president of the Board of Supervisors, he championed a \$2 million grant to expand a county program that offers free tuition to community college students. Other actions that he said he is particularly proud of as a county supervisor include the cancelation of court fees at Juvenile Hall and the county’s work with the office of Sheriff Carlos Bolano to ban transfers of detained individuals

to Immigration and Customs Enforcement.

A veteran of local politics, Canepa also touted his role on the regional stage as a member of the Metropolitan Transportation Commission and the Bay Area Area Quality Management District. He wants to see California get more federal dollars for transportation projects such as the high-speed rail system and grade separations along the Caltrain corridor. If elected, he said he would seek to join the Transportation Committee in the House to work on these projects.

“I know when it comes to transportation, we need a lot of money from the federal government to make sure we’re able to hit our transportation goals, to make sure we’re able to move into a system that needs much improvement,” Canepa said.

He has also pledged not to accept any contributions from corporate political action committees, a stance that he says sets him apart from Mullin and Beach. That, however, has not stopped him from getting off to a strong start in fundraising. In late 2021, Canepa surprised many political observers when he charged ahead of the pack in funds raised. While Mullin had overtaken him by late March, Canepa had reported about \$567,000 in cash raised by March 31, 2022. His list of contributors included the National Union of Healthcare Workers Federal Committee on Political Education as well as business leaders and residents throughout the county.

Though he is currently second in fundraising, Canepa believes he has a strong shot at prevailing in the June 7 primary and ultimately in the November general election. He has taken shots at Mullin, who is widely seen as his main rival, pointing to the contributions the assembly member received from political action committees, such as GenenPAC. Canepa criticized Mullin for issuing mailers in the early days of the campaign, which were funded by his assembly campaign committee. Mullin responded to the charges by saying he’s disappointed to see Canepa run a “negative campaign against a fellow Democrat.”

Canepa emphasized in an interview that, unlike Mullin, he did not inject his own funds into the campaign. He also dismissed a poll released by Mullin’s campaign in mid-April that indicated that 31% of the respondents said they would support Mullin, compared to 17% for Canepa.

“I’m willing to bet Kevin Mullin a dinner at a restaurant of his choice that he is not going to have a 14-point lead,” Canepa said when asked about the poll.

Canepa wants to take the same

kind of fighting spirit to national debates on issues that concern the district.

“I want to bring a strong voice,” Canepa said. “I want to bring a voice that really amplifies the issue. I don’t want to play it safe.”

Emily Beach: Fighting for representation

Before she became one of Burlingame’s most visible advocates for bikes and buses, Emily Beach thought of planes.

A native of Longmeadow, a small town in western Massachusetts, she caught the travel bug during college. As a sophomore at Notre Dame University, Beach traveled to Spain and lived with a host family in Toledo. Then there were trips to Poland, Hungary, Turkey and Greece. And her participation in the ROTC propelled her toward military service, a path that she felt would allow her to fulfill her desire to see the world and serve her country.

Fresh out of college, she trained to become a Patriot missile officer at the United States Army base Fort Bliss in Texas. Then she went off to Fort Benning, Georgia, for parachute school. It was not because it was a requirement but because she had something to prove — both to herself and others.

“I had a terrible fear of heights, and I knew that if I faced it down and jumped out of an airplane five times, including with full combat gear on, there’s nothing I can’t do,” Beach, 47, said in an interview.

Her approach to her first jump? “I said Hail Marys the whole way down,” she said.

Today, after Army stints in South Korea and Saudi Arabia, three years of working in a semiconductor company, another three years in education fundraising and seven years on the Burlingame City Council, Beach is preparing for her next big jump: to the U.S. Congress.

As one of three Democrats vying for an open seat in District 15, she emphasized what she sees as a big difference between her two main rivals, state Assembly member Kevin Mullin and San Mateo County Supervisor David Canepa. As a woman and a military veteran, she would bring the views of both of these underrepresented groups to the U.S. Congress. Beach often points out that only 27% of Congress members are women. A pro-choice



Emily Beach



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PUBLIC HEARING

4. Cristobal Rosete, California Water Service CUSE2021-0002; VARI2021-0008
Woodside Drive/ APN: 069-150-010 Planner: Sarah Filipe, Associate Planner

Presentation and consideration of a proposal, requiring a Conditional Use Permit (CUSE2021-0002), to rebuild the Cal Water Station – Bear Gulch District – Station 18 located on a property on Woodside Drive (APN: 069-150-010). The project requires approval of a Variance to allow the equipment within the required 25-foot rear yard setback and required 20-foot side yard setback (VARI2021-0008).

THE APPLICATION MATERIALS ARE AVAILABLE FOR PUBLIC REVIEW BY CONTACTING SARAH FILIPE AT SFILIFE@WOODSIDETOWN.ORG



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DISTRICT 15*continued from page 12*

Catholic who deeply cares about issues such as affordable housing, education and reproductive freedom, Beach believes she could effectively advocate for the Bay Area on these issues.

She also noted that 73% of Congress members had military experience when she was born. Today, it's down to 17%.

"That matters," she said, "Congress makes decisions about foreign policy, the military budget, on whether or not to deploy troops."

Both Beach and Mullin have made experience a centerpiece of their campaigns. While Mullin usually refers to his legislative accomplishments, Beach focuses on her life experience, which includes stints in the private and nonprofit sectors and, more recently, Burlingame City Hall.

Beach and her husband, Duff, moved to San Francisco in 2000 and initially lived on Mission Street and Geneva Avenue, an area that now makes up the northern edge of the newly redrawn District 15. In 2008, they relocated to Burlingame, where they briefly rented before buying a house and raising two children.

Her experience as a school mom first drove her toward activism. With budget cuts at the Burlingame school district threatening her children's nursery school, Beach became heavily involved in fundraising. She joined the board of the Burlingame Community Education Foundation and was elected the foundation's president the following year. She is proud of her role in increasing the foundation's grants to local schools from \$1 million to \$1.8 million annually.

Her work as a school advocate raised her visibility in the Burlingame community, and in 2015 she ran for a seat on the City Council and easily won, finishing first out of four candidates. She was reelected in 2019, finishing first again, both Speier and Mullin having endorsed her campaign.

As a council member and a mayor, Beach has been a champion for active transportation. At times, this pitted her against her colleagues. In 2017, when the council contemplated creating a two-hour parking limit on Carolan Avenue near Burlingame High School, she was the only council member who opposed the proposal. The proposal aimed to keep Caltrain commuters from using the street for long-term parking and make more spaces available for high school students.

"The high schoolers were concerned that the parking terms weren't convenient enough and that they were losing parking spaces to Caltrain commuters,"

Beach said in an interview. "I didn't necessarily want to make it easier for students to drive cars when we want to encourage people to take Caltrain."

Last September, she was also outvoted during the council's discussion on streetscape changes on California Drive. During that discussion, she advocated creating a protected two-way bikeway and reducing lane sizes for cars as a traffic-calming measure. She also said she would support removing some parking spaces as part of a design to make road conditions safer for southbound cyclists.

But her concerns extend well beyond the minute details of local intersections. Since 2017, she has served on the board of the San Mateo Transportation Authority, which oversees billions of dollars in transportation investments throughout the region. This includes planning for grade separations and the realignment of railroad tracks; and streets at existing crossings so that they would no longer intersect. Burlingame is now moving ahead with a grade separation project at Broadway, which will involve depressing the road and raising the tracks over it.

Beach also represents the entire Peninsula, from San Francisco to Morgan Hill, on the League of California Cities, a coalition that advocates for federal legislation and lobbies the Legislature on behalf of local municipalities. Her council colleague Donna Colson recognized her participation in these broad regional efforts during a December 2019 ceremony when she passed the title of the mayor to Beach.

"What it shows is that she's just not about Burlingame; she's about the whole Bay Area and community," Colson said.

Beach sees her involvement in policy on the regional level — much like her military experience on the global level — as important assets, as she makes her bid for Congress. But she takes particular pride when talking about local issues, including her efforts as mayor in 2020 to steer Burlingame through the pandemic while still achieving key strategic goals like raising the minimum wage and adopting a bicycle and pedestrian master plan, an issue near and dear to her heart.

Beach is undaunted by the natural structural advantage that her two Democratic opponents bring to the race — the fact that a state assembly member and a county supervisor represent a larger geographical area and, in a sense, have a louder megaphone than a council member in a city of about 30,000 residents. When asked about this, she instantly rattled off a list of Congress members who were elected without having first served on the state level: Zoe

Lofgren, Eric Swalwell, Diane Feinstein, Barbara Boxer and Anna Eshoo — Eshoo represents the neighboring District 16 and Beach views her as a role model.

"I do think my experience in local government at the grassroots level is a competitive asset when I go to D.C. because I've been so close to the people," Beach said. "I get lobbied in the bike lane in my city. You can't get any closer to people."

If elected to Congress, one of her focus areas would be expanding health care. While Canepa supports Medicare for All, a bold proposal championed by the party's progressive wing, Beach says she wants to improve health care by gradually expanding the Affordable Care Act, which means she'd be leaning on the private sector in some areas and creating a public option.

That's not the only area where Beach disagrees with Canepa. In discussing foreign policy, Canepa said he supports imposing a no-fly zone over Ukraine, which President Joe Biden has steadfastly refused to adopt because it would create the potential for direct combat between American and Russian aircraft. Beach, a former Patriot missile air defender, said she supports Biden's approach, which involves supporting Ukraine with weapons and economic aid.

"There are too many air defense assets that would shoot down aircraft," Beach said. "We cannot afford a direct conflict with Russia."

Other areas that she would prioritize in Congress are climate action and mental health, an issue that has become particularly critical in the Covid era. An entire generation of children, she noted, didn't get to experience preschool because of schools switching to Zoom classes. This, she said, will have long-term effects on society. As a mother of two teenagers and a long-time education volunteer, she believes she would be a particularly effective advocate on these topics if elected to Congress.

"Our life perspectives help inform what our priorities are," Beach said.

Kevin Mullin: A campaign to save democracy

Long before Kevin Mullin became the second most powerful Democrat in the California Assembly, he was Cutmaster Kevvy Kev, a teacher's son working at McDonald's with a side hustle spinning tracks at dances and house parties.

Mullin, 51, knows how to read the room and set the tone, skills that helped him ascend to the position of Speaker Pro Tempore

in 2014 and to remain in that role to this day. Though politics was always in his blood — his father, Gene Mullin was a civics teacher at a local high school before winning a seat in the state Assembly — he was more interested in music and journalism, he said in a recent interview.

As a youth in South San Francisco, Mullin wanted to be a radio DJ. He played music at local parties and, once in college, he began working at KDNS, the voice of the University of San Francisco Dons. He also worked briefly at an advertising agency and later founded a media company, KM2 Communication, which produced short documentaries and enabled him to host a show on public access TV.

But politics was never far from his mind, and his pivotal moment arrived when he met then-state Sen. Jackie Speier at a Democratic Party Convention, where she offered him a job as her field director. The job gave him a taste of constituent service and the political process. Speier, who he is now hoping to succeed in the U.S. Congress, told this publication that she had "great confidence in his ability to work well with people, to manage the office and to help me deliver for the constituents."

Mullin made his first foray into electoral politics in 2007, when he ran for city council in South San Francisco. He served as mayor in 2011 and became more engaged in regional issues, at one point representing his part of the county at the San Mateo County Transportation Commission. In 2012, he made a bid for the state Assembly in the heavily Democratic district and easily won, picking up 68.5% of the vote.

It didn't take long for him to forge alliances. In his first year in Sacramento, Mullin became assistant Speaker Pro Tempore. He ascended to Speaker Pro Tempore in December 2014, when then-Assembly Speaker Toni Atkins appointed him to the position. The position, he said, has been a "nice niche" for him, given his experience in radio and TV broadcasting.

"When you preside over the floor, you're in a way a bit like the anchorman of the Assembly," Mullin said in an interview. "You're narrating the proceedings, so to speak. It was a great utilization of my communication background, so I sought that position and was given it by the speaker at the time."

More importantly, he said, the position has given him access to regular conversations with



Kevin Mullin

party leadership, allowing him to advocate for San Mateo County concerns effectively.

"That's been good for my district," Mullin said.

He frequently touts his experience and success as a legislator on the campaign trail. He often mentions the 60 bills that he helped get signed into law, focusing on his efforts on climate change and the electoral process.

These issues are now at the heart of his campaign. When he addressed his supporters at an April 6 campaign event in downtown San Mateo, Mullin proclaimed to the crowd, "Our democracy is under attack and our planet is in peril."

In discussing democracy, he pointed to the growing number of red states moving over the past few years to erect voting barriers and limit people's options for electing their representatives.

"In many cases there's a partisan takeover being taken of local election processes," Mullin said in an interview. "That is calling out for federal protections. There need to be some federal protections and federal oversight over how the things are operating. I really think there's a coordinated effort to undermine democracy."

He believes he is uniquely positioned to address these issues. Mullin's best known bills pertain to campaign finance and election transparency. In 2017, he authored the DISCLOSE Act, which requires political ads to prominently disclose their funding sources. When then-Gov. Jerry Brown signed it into law in October 2017, Mullin called it the "strongest finance disclosure act in America."

That was the first in a wave of voting bills Mullin has either authored or co-authored over the next few years. One provides a ballot to every voter so that they can vote by mail; another automatically registers California residents to vote.

Climate change is also a top priority, particularly given the 15th District's orientation along the San Francisco Bay. A self-described "Al Gore devotee," Mullin touted his efforts to pass a \$3.7 billion legislative package in climate resilience, which included funding for coastal protection and adaptation measures. It also had funding for California Climate Action Corps, members of AmeriCorps who work on sustainability projects such as food recovery and wildlife resilience. The package became part of Gov. Gavin Newsom's budget last year.

"We absolutely have a responsibility at every level to work on this issue and we absolutely need federal funding on that," Mullin said of climate change.

An essential component of that

See **DISTRICT 15**, page 18

COMPASS



Steve Lessard
650-704-5308
steve.lessard@compass.com
SteveLessard.com

MLS #: ML81883101
4 Beds, 3 Baths
\$7,795,000



675 Manzanita Way, Woodside, CA 94062

Central Woodside, 3 level acres with Pinot & Merlot wine vineyards & Sweet Concord & Table Grape vineyards, Numerous Fruit Trees all maintained organically without use of pesticides. Main Ranch home with 4 bedrooms 3,535 sf, Guest house 1-1,915sf, Guest house 2-640 sf, Guest house 3-730sf and an ADU/ Pool bathroom 300sf Totaling 7,120 sf per attached Floor Plan Visuals Drawing. Additionally a horse corral, Property is zoned for 6 horses. Excellent Schools and easy commute access bordering Sand Hill Road & Whiskey Hill roads.



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3513 WAVERLEY STREET
PALO ALTO



CONTEMPORARY LUXURY WITH A CONVENIENT LOCATION

Clean, modern lines and an open floorplan perfect for a contemporary lifestyle accentuate this stunning 5-bedroom, 5-bathroom home in Midtown. Built in 2018, this home showcases outstanding build quality throughout, with nearly 5,300 square feet of living space that circles around a striking 2-story glass atrium. Warm, sophisticated interiors brimming with high-end appointments and tremendous natural light are both scaled for entertaining and fit for everyday living. Highlights include the expansive living room, the chef's kitchen with an oversized island, and the family room with a fireplace and a wall of glass opening to the backyard for indoor/outdoor living. Downstairs, flexible-use space offers an abundance of possibilities, and a theater provides leather recliner seats to enjoy unforgettable movie nights. Both levels of the home feature luxe en suite bedrooms, including the primary suite with a wet room-style tub and shower plus a private backyard deck. Adding the finishing touch is a location within walking distance of Mitchell Park, just over a mile from the Midtown Shopping Center, and steps to top-ranked schools Fairmeadow Elementary and JLS Middle.

OPEN HOUSE: SATURDAY & SUNDAY 1:30 PM - 4:30 PM

www.3513Waverley.com

Offered at \$5,988,000

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Michael Repka, DRE #01854880 | 650.900.7000 | michael@deleonrealty.com

中文諮詢請聯繫 Audrey Sun, DRE #01933274 電話: 650.785.5822 | www.deleonrealty.com | DeLeon Realty, Inc. | DRE #01903224





1436 HARKER AVENUE

PALO ALTO



STUNNING VICTORIAN STYLE AND A MODERN FLOORPLAN

On a peaceful, tree-lined street in sought-after Community Center rests this Victorian-style masterpiece with over 4,500 square feet of luxurious living space, perfectly designed to meet the demands of a modern lifestyle and fit for multigenerational living. Hardwood floors, crown molding with dentil detail, designer light fixtures, and marble finishes are just some of the superb appointments that can be found throughout all 3 levels of the home, while excellent use of glass fills nearly every room with natural light. The floorplan includes an office to work from home in style, the great room with a chef's kitchen flowing seamlessly into the family room, and lower-level flexible space perfect for use as a game center, media room, or second family room. Arranged on every level, the home's 7 bedrooms and 5.5 bathrooms are highlighted by the retreat-like primary suite with a fireplace, walk-in closet, and a spa-inspired bath, while additional guest suites provide convenience and privacy. The landscaped backyard offers the ideal setting for true California indoor-outdoor living with a lush lawn and covered porch, while the detached garage offers additional driveway parking and an EV charger. Topping it all off is an outstanding location within walking distance of 2 parks, a 5-minute drive to downtown Palo Alto, and with access to top-ranked schools (buyer to verify eligibility).

OPEN HOUSE: SATURDAY & SUNDAY 1:30 PM - 4:30 PM

www.1436Harker.com

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DISTRICT 15

continued from page 14

is improving public transportation. Mullin said he strongly supports Caltrain's ongoing effort to electrify its fleet. In February, he introduced a bill to provide \$260 million to Caltrain to complete the project by 2024. The project has been in the works since 2017.

The Caltrain project entails replacing 75% of the existing diesel fleet with electric trains and is projected to increase train service along the Peninsula. Mullin's legislation, known as AB 2197, is now moving through the

Assembly's committee process.

He is more cautious when talking about high-speed rail, California's much maligned and repeatedly delayed effort to link San Francisco and Los Angeles. Since winning the voters' approval in 2008, the project has been hampered by a ballooning budget, shifting designs, inconsistent political support and spotty oversight.

"It's a generational kind of a project. I may not see high-speed rail in my lifetime but I think it's a project that should happen," Mullin said.

His legislative record also

contains dozens of lesser known bills, including his proposals to ban counterfeit airbags, create a licensing system for child care centers and require 9-1-1 systems to have a text option for callers who are deaf, each signed into law in 2016, 2018 and 2019, respectively.

Mullin said there is no hard and fast process for creating a legislative package. He said that ideas for legislation could come from constituents, staff, or individuals and organizations who've been trying to get something done for years.

Mullin believes that his years

of steering critical legislation through Sacramento give him a substantial advantage over the rest of the candidates in the field. Experience, he likes to say, still matters.

Because of his experience in Sacramento and his close ties to Speier, Mullin has been widely considered a frontrunner ever since she announced her retirement last November. Speier immediately endorsed him and was quickly joined by other fixtures of the Peninsula's Democrat establishment, including U.S. Rep Anna Eshoo, former state Sen. Jerry Hill, state Sen. Josh Becker and Assembly member Marc Berman.

Speier told this publication that she believes Mullin's career in the Assembly has prepared him well for effectively representing the Peninsula in the U.S. Congress. Being a representative, after all, is a legislative job and having years of experience in the legislative process puts you "miles ahead in terms of being able to negotiate on behalf of your constituents in Congress," she said.

"Congress — it eats freshmen alive," Speier said. "The story I heard when I first got there is that more senior members don't learn your name until you've been there for three or four terms. He's got the ability to hit the ground running and I think that's exceedingly important."

His campaign chest and list of endorsements also give him an edge. In the first quarter of this year, Mullin's campaign reported \$371,883 in contributions, more than double what Beach and Canepa had raised over the same period. Days later, his campaign released a poll showing him well ahead of the competition, with 31% of respondents indicating "initial support" for his candidacy (Canepa was second, with 17%).

During an April 6 campaign event, with his wife Jessica and their 4-year-old twin sons Lan and Landon standing by, Mullin told his supporters that given the campaign donations and the polls, he believes he is now considered a frontrunner in the race.

"That's all good, but we still need to go out there and win it on the ground," Mullin said.

**Gus Mattammal:
Bucking the odds**

Gus Mattammal wants to challenge assumptions and defy expectations.

Yes, he is a Republican running in a Congressional district dominated by Democrats. As such, he may not be the odds-on favorite to fill a seat that has long been held by U.S. Rep. Jackie Speier.

But with a bit of luck and lots

of pluck, Mattammal bucked the odds in the past as he went from a working-class upbringing in St. Louis, Missouri, to a director of a tutoring company, Advantage Testing, a company he expanded west, and under his guidance, opened six offices.

As far as politics go, Mattammal is relatively new to the party. Unlike his three primary opponents, who are all Democrats, he has not held an elective office or a job as a staffer. He's also new to the Republican Party



Gus Mattammal

— he joined the GOP just five days before an uprising at the U.S. Capitol made many observers and politicians question what the party stands for.

For Mattammal, 49, it means leveraging the private sector to solve public problems and tackle education reform, climate change and health care.

As a tutor, he is particularly passionate about education. His local school, Roosevelt High School, had a graduation rate of about 25% in the late 1980s, and none of his childhood friends had graduated, Mattammal said in a recent interview.

"I watched an entire generation of low-income, overwhelmingly minority kids fed into a public school that doesn't work. It fails to do what it's trying to do," Mattammal said.

However, he wants to make it clear that he does not oppose public education. Public schools, he said, are one of the things that made this country great.

"But believing in public education doesn't necessarily mean that I believe that every individual public school out there or that the system, as currently constructed, is the best public school system that we can possibly have," he said.

His primary solution is setting up educational savings accounts for lower-income individuals that would enable them to pursue other school options if their local schools are failing them. The goal, he said, is to give people more options when it comes to education. Today, individuals with higher incomes already have the option of leaving a public school system if it's not performing well. Only the lower-income families don't have that, he said. The government would play a role in subsidizing these accounts and opening up more choices.

Mattammal said he was more fortunate than most of his friends regarding high school education.

His grandfather, a carpenter and a plumber, and his grandfather's best friend, an electrician,

See **DISTRICT 15**, page 20



**Town of Atherton
Planning Commission
May 25, 2022
REGULAR MEETING
6:00 P.M.**

*This is meeting is held virtually
and in-person at the
Council Chambers
80 Fair Oaks Lane
Atherton, CA 94027*

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Atherton Planning Commission will hold a public hearing to consider Zoning Code text amendments to Chapter 17.50 "Landscape Screening" of the Atherton Municipal Code (AMC) in accordance with Chapters 17.06, 17.18 and 17.50 of the AMC.

This meeting will be held via teleconference pursuant to Government Code section 54953(e) to provide the safest environment for staff and the public while allowing for public participation. The public may participate in the Planning Commission Meeting via Zoom Meeting or by attending in-person in the Council Chambers at 80 Fair Oaks Lane, Atherton, CA 94027.

Join Zoom Meeting:

<https://zoom.us/j/147031861>

Meeting ID: 147-031-861

Dial In: +1 669 900 6833, 147031861#

Remote Public Comments:

Meeting participants are encouraged to submit public comments in writing in advance of the meeting. The following email will be monitored during the meeting and public comments received will be read into the record.

Email: rrobinson@ci.atherton.ca.us

Description: The Planning Commission is considering adoption of Zoning Code text amendments to Chapter 17.50 "Landscape Screening" of the Atherton Municipal Code (AMC) for a recommendation to the City Council. Amendments being considered include landscape screening on hillside lots and on architectural "towers" and projections, minimum tree and shrub planting sizes, and other items.

A copy of the Planning Commission meeting agenda, staff report and draft Ordinance can be found online by Thursday, May 19, 2022 here: <https://www.ci.atherton.ca.us/Archive.aspx?AMID=44&Type=Recent>

The proposal has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) to CEQA Section 15304, Minor Alterations to Land.

NOTICE IS FURTHER GIVEN that said application is set for hearing by the Planning Commission at its meeting on May 25, 2022 at 6:00 PM in-person and via teleconference accessible through the above-described information, at which time and place all persons interested may participate and show cause, if they have any, why the proposed Zoning Code text amendments should or should not be approved.

IF YOU CHALLENGE the zoning text amendments in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Planning Commission decisions are appealable by any aggrieved person to the City Council within 10 days of the date of the decision.

If you have any questions on the item please contact Stephanie B. Davis, Principal Planner, at sbertollo-davis@ci.atherton.ca.us or 650-773-7249. Any attendee who wishes accommodation for a disability should contact the Building Division at (650) 752-0542 at least 48 hours prior to the meeting.

Date Published: May 13, 2022

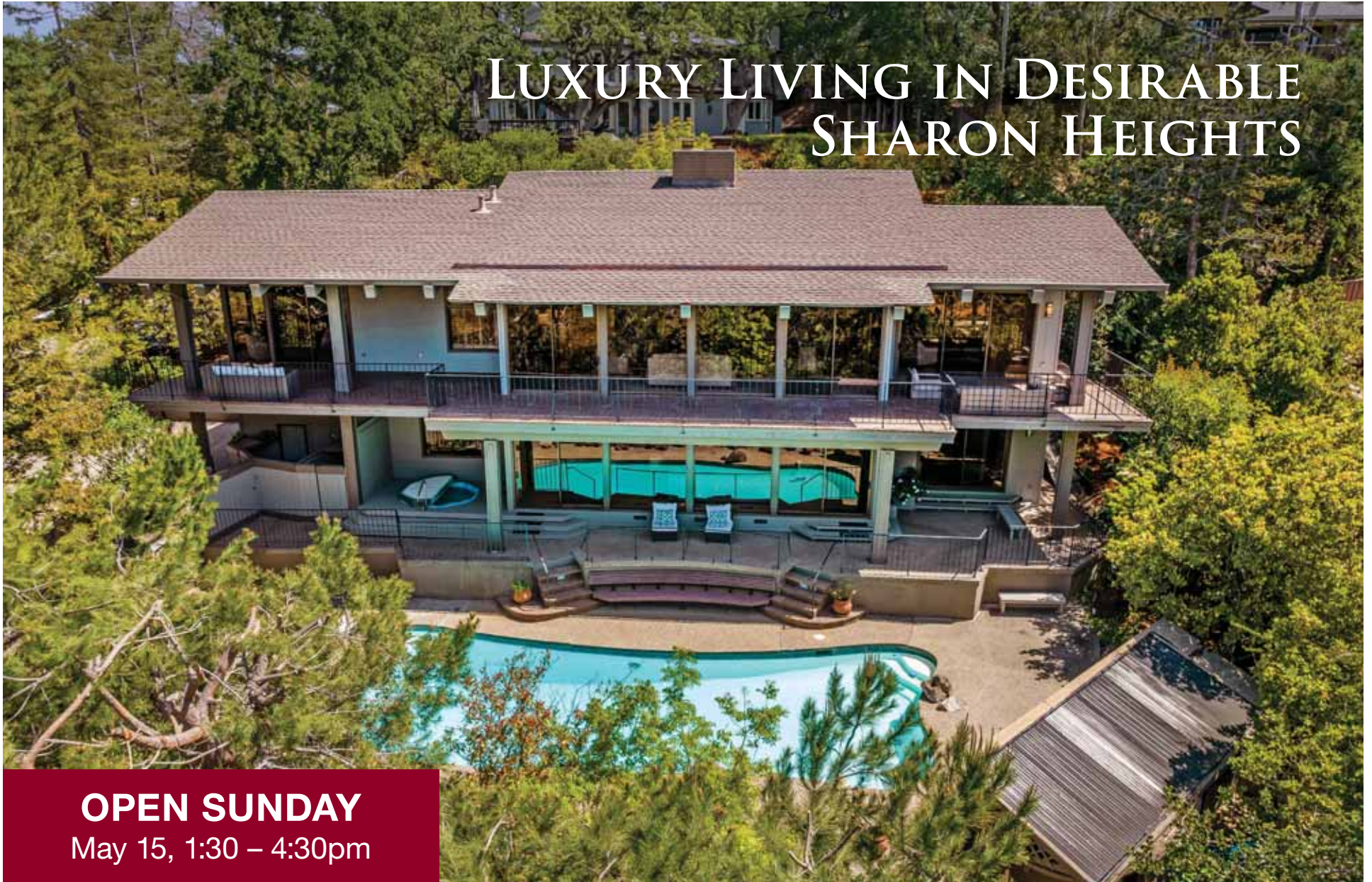
Date Posted: May 12, 2022

ATHERTON PLANNING COMMISSION

/s/ Lisa Costa Sanders

Lisa Costa Sanders, Town Planner

LUXURY LIVING IN DESIRABLE SHARON HEIGHTS



OPEN SUNDAY
May 15, 1:30 – 4:30pm

1160 TRINITY DRIVE | MENLO PARK | \$5,195,000 | 1160TRINITY.COM

Custom-built home with 3 bedrooms, office/den, 2.5 baths | Spectacularly peaceful vistas | Approx. 4,960 total sq. ft.
Flexible floor plan with a possible 4th bedroom | Lot size: approx. 14,375 sq. ft. (.33 acres) | Significant decking on both levels
Private garden with pool and spa | Acclaimed Las Lomas School District



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Public Notices

995 Fictitious Name Statement

DISTILLE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 290778

The following person (persons) is (are) doing business as:
Distillé, located at 25 Tagus Ct., Portola Valley, CA 94028, San Mateo County.
Registered owner(s):
FACADE SHOE DESIGN, LLC
25 Tagus Ct.
Portola Valley, CA 94028
Delaware
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 April, 14, 2022.
(ALM Apr. 29; May 6, 13, 20, 2022)

AMERICA'S ICE CREAM
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 290811

The following person (persons) is (are) doing business as:
America's Ice Cream, located at 451 Dumbarton Ave., Redwood, CA 94063, San Mateo County; Mailing address: 1344 Windetmere Ave., Menlo Park, CA 94025.
Registered owner(s):
ANA LAURA CORONADO HERNANDEZ
1344 Windermere Ave.
Menlo Park, CA 94025
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on 04/19/2022.
This statement was filed with the County Clerk-Recorder of San Mateo County on April 19, 2022.
(ALM Apr. 29; May 6, 13, 20, 2022)

ROSEY SKYE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 290730

The following person(s) is (are) doing business as:
Rosey Skye, located at 836 Park Avenue, Moss Beach, CA 94038, San Mateo County; Mailing address: 446 Old County Road, Ste 100, Box 350, Pacifica, CA 94044.
Registered owner(s):
ROSEY SKYE LLC
446 Old County Road, Ste. 100 #350
Pacifica, CA 94044
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 May 14, 2018.
This statement was filed with the County Clerk-Recorder of San Mateo County on April 11, 2022.
(ALM May 6, 13, 20, 27, 2022)

FIESTA LIGHTING DESIGNS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 290925

The following person (persons) is (are) doing business as:
Fiesta Lighting Designs, located at 1269 Carlton Ave., Menlo Park, CA 94025, San Mateo County; Mailing address: 220 Red Lion Way, Newman, CA 95360.
Registered owner(s):
SILVIA RUELAS
220 Red Lion Way
Newman, CA 95360
MIGUEL SANTA ANA
220 Red Lion Way
Newman, CA 95360
This business is conducted by: Copartners.
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 April 27, 2022.
(ALM May 6, 13, 20, 27, 2022)

CareKinesis
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 290853

The following person(s) is (are) doing business as:
CareKinesis, located at 401 South Canal Street, South San Francisco, CA 94080, San Mateo County.
Registered owner(s):

TABULA RASA HEALTHCARE GROUP, INC.
228 Strawbridge Drive, Suite 100
Moorestown NJ 08057
Delaware

This business is conducted by: A Corporation.
The registrant commenced to transact business under the fictitious business name(s) listed above on 01/01/2020.
This statement was filed with the County Clerk-Recorder of San Mateo County on April 21, 2022.
(ALM May 6, 13, 20, 27, 2022)

CRYSTAL SPRINGS BIOELECTRIC THERAPY
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 290961

The following person (persons) is (are) doing business as:
Crystal Springs Bioelectric Therapy, located at 119 De Anza Blvd., San Mateo, CA 94402, San Mateo County.
Registered owner(s):
LIPING YAO
1395 Saratoga Ave #63
San Jose, CA 95129
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
This statement was filed with the County Clerk-Recorder of San Mateo County on May 2, 2022.
(ALM May 6, 13, 20, 27, 2022)

MOUNTAIN MICROGRIDS
MOUNTAIN MICRO GRIDS
SKYLINE MICROGRIDS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 290967

The following person(s) is (are) doing business as:
1.) Mountain Microgrids, 2.) Mountain Micro Grids, 3.) Skyline Microgrids, located at 215 Chapman Rd., Woodside, CA 94062, San Mateo County.
Registered owner(s):
JEFFREY BEAMAN
215 Chapman Rd.
Woodside, CA 94062
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
This statement was filed with the County Clerk-Recorder of San Mateo County on May 3, 2022.
(ALM May 13, 20, 27; June 3, 2022)

MENLO CLOCK WORKS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 290897

The following person(s) is (are) doing business as:
Menlo Clock Works, located at 961 El Camino Real, Menlo Park, CA 94025, San Mateo County.
Registered owner(s):
TIME SOURCE INC.
961 El Camino Real
Menlo Park, CA 94025
California
This business is conducted by: A Corporation.
The registrant commenced to transact business under the fictitious business name(s) listed above on 04/01/1981.
This statement was filed with the County Clerk-Recorder of San Mateo County on April 25, 2022.
(ALM May 13, 20, 27; June 3, 2022)

GREEN CEDAR DISTRIBUTION
PHOENICIAN FOODS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 290893

The following person (persons) is (are) doing business as:
1.) Green Cedar Distribution, 2.) Phoenician Foods, located at 2479 Industrial Pkwy #K, Hayward, CA 94545, San Mateo County; P.O. Box 275, Redwood, City, CA 94064.
Registered owner(s):
GHASSAN A. RICHA
1405 Marshall St. #519
Redwood City, CA 94063
This business is conducted by: An Individual.
The registrant commenced to transact business under the fictitious business name(s) listed above on 08/11/2005.
This statement was filed with the County Clerk-Recorder of San Mateo County on April 25, 2022.
(ALM May 13, 20, 27; June 3, 2022)

DISTRICT 15

continued from page 18

remodeled the family home so they could rent out the bottom floor to another family. His parents saved that money and used it to send Mattammal and his three siblings to private schools. As a teenager, Mattammal attended an all-boys Jesuit school and worked 12-hour days on Sundays at a local ice cream shop, where he made \$3.35 an hour. He also got his first start in tutoring when his teacher, sensing his boredom in class, charged him with tutoring two legendary class clowns, Mattammal said.

After graduating from high school, Mattammal moved to California to attend Pomona College.

Once he got his degree, he moved through many odd jobs, including a stint selling television ads and flirted with pursuing a doctorate in theoretical astrophysics, a subject for which he was passionate. Instead, he went to Yale School of Management, where he earned a master's degree in international strategy and finance. He then moved to various jobs at Capital One, taking him from Richmond, Virginia, to New York City.

Education, however, was always on his radar. Mattammal volunteered at the nonprofit Junior Achievement, where he taught financial literacy to underprivileged children. So when an opportunity came up for him to join Advantage Tutoring, he jumped at the chance. Before long, the New York-based company moved him west so that he could open offices in Portland, Seattle, Charlotte and other cities. The company, he said, now has about two dozen offices around the country.

Mattammal, who lives in El Granada, believes his experience in education makes him well suited to pursuing the types of

reforms that California needs. For years, he said, the Democratic supermajority's main answer on education has been to throw more money at the problem. Yet California's K-12 education, he observes, lags behind most states (U.S. News & World Report currently ranks it as 40th).

Mattammal has no objections to funding public education, but he believes that there should be consequences for schools that aren't getting the job done. And if government subsidies allow low-income families to leave these schools, it would carry the added benefit of lowering class sizes at these schools and making it easier for them to improve their performance, he said. Some of the lowest-performing public schools may close, but Mattammal believes that's not bad.

His passion for personal choice extends to climate change and health care. When Mattammal talks about his support for universal health care, he is looking to Singapore. A system he envisions, modeled after Singapore's, would furnish everyone with a "universal health account" dedicated to paying for health care needs. While the government also contributes to these accounts, Mattammal believes that a Singapore-style system would significantly slash America's health care costs, give residents more choice and minimize the role of insurance companies.

"If you can control the money, we will ultimately spend less money and we will need fewer large government programs to run this policy," Mattammal explained at an April 6 candidate forum.

"So it achieves conservative goals of spending less money, less administrative space, more personal choice and freedom," he said.

He also preaches personal choice and the free market to

address climate change, an issue central to his campaign. He does not support, for example, the recent trend by local governments to mandate "electrification" — a switch from gas appliances to electric ones — to curb greenhouse gas emissions. Rather than requiring the switch, governments should create incentives such as tax breaks that would push people toward environmental sustainability, he said.

However, to really move the needle on climate change, the nation needs to invest more in technology. This includes carbon-capture technology, which absorbs carbon dioxide emissions before entering the atmosphere and storing it, usually underground. An advantage of this technology, he said, is that it can be set up in places like Wyoming and West Virginia, which have depended on fossil-fuel industries for jobs and economic growth.

"Carbon capture offers an ability to set up new industry in the places that the West has left behind," Mattammal said.

He also believes the country should invest more in nuclear fusion power, which relies on fusing nuclei of tiny atoms to create energy. Other nations, including the United Kingdom and Canada, have fusion projects in the works. The United States should not fall behind in this race, he said.

Nuclear power should also be part of the solution, he said. At the April 6 forum, Mattammal maintained that the days of Three Mile Island are "long gone," referring to a 1979 meltdown of a nuclear reactor that is considered the worst nuclear accident in American history.

"Nuclear plants are much smaller and of safer design now than they used to be. We should be building more of them,"

See **DISTRICT 15**, page 21

THE ALMANAC OPEN HOMES

ATHERTON

303 Atherton Avenue **\$17,900,000**
Sat 1:30-4:30 7BD/8.5BA
DeLeon Realty 650-900-7000

MENLO PARK

1160 Trinity Drive **\$5,195,000**
Sun 1:30-4:30 3BD/2.5BA
Coldwell Banker Realty 650-619-6461
305 Gloria Circle **\$4,998,000**
Sat/Sun 1:30-4:30 4BD/3.5BA
DeLeon Realty 650-785-5822

MOUNTAIN VIEW

336 North Whisman Road **\$1,998,000**
Sun 1:30-4:30 3BD/2BA
DeLeon Realty 650-785-5822

PALO ALTO

3753 Starr King Circle **\$2,958,000**
Sat/Sun 1:00-5:00 3BD/2BA
Coldwell Banker Realty 650-380-9898
171 Everett Avenue **\$3,798,000**
Sat 1:30-4:30 4BD/3.5BA
DeLeon Realty 650-900-7000

PALO ALTO

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Sat 1:30-4:30 4BD/3.5BA
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DISTRICT 15*continued from page 20*

Mattammal said.

Mattammal is well aware that any Republican would face long odds in District 15, but he is undaunted by the challenge. As an immigrant's son (his father is from India) and an advocate for universal health care and strong investment in climate change, he believes that he can effectively fuse liberal ideals with conservative policy preferences. He sees himself as a political moderate, and he said his decision to join the Republican party was largely driven by his sense of where his views would carry the most significance.

"I could theoretically make my home in a center-left or a healthy center-right party, whichever one needs the most help," Mattammal said. "I felt the Republican Party needs my help."

If elected, he believes he can do something that no other candidate in the race can: bring the Republican Party to the table to pass the necessary legislation. He has already secured endorsements from the state GOP and the Republican chapters in San Mateo County and San Francisco. At an April 20 forum sponsored by Thrive, a coalition of nonprofits, he made the case that as a Republican, he would be able to effectively represent the Peninsula, mainly if the party takes over the House majority after the midterm elections, as is widely predicted.

"If you want to make real progress on issues like voting rights, like immigration, of the five of us only I can deliver the thing that we most need: support from the Republican Party," Mattammal said. ■

ESHOO*continued from page 1*

heavily Democratic district. The most politically moderate of the three is former Menlo Park Mayor Peter Ohtaki, whose campaign calls for resisting unfunded housing mandates, fighting inflation and seeking more federal dollars for transportation projects. Ohtaki, who grew up in Menlo Park and spent eight years on the council, said his experience as both an elected official and as a chief financial officer at a tech firm make him well qualified for the seat.

"Voters want a credible alternative in the November election this year, not just another shade of blue," Ohtaki said.

The two other Republicans in the race position themselves further on the right of the political spectrum. Richard Fox, who leans libertarian and who has been a vocal opponent of vaccine mandates, is characterizing his candidacy as a battle not only against Eshoo but also against President Joe Biden's Chief Medical Advisor Dr. Anthony Fauci and the pharmaceutical industry.

Benjamin Solomon is running as a pro-business candidate who wants to lower taxes. He also has, however, embraced in his campaign the national Republican Party's opposition to "critical race theory," an intellectual movement that emphasizes the role of race in shaping American institutions such as criminal justice and education. And like Fox, he is a skeptic when it comes to climate change. When asked about the topic on Tuesday, Fox suggested that government-funded research "usually reaches conclusions that

the government wants it to reach," while Solomon rejected the international consensus about the threats of climate change and suggested that "global alarmist scientists" are not telling people the full truth.

The only candidate on the list who is not affiliated with either major party is John Karl Fredrich, a Palo Alto resident and retired government teacher who had made several unsuccessful bids for the Palo Alto City Council, most recently in 2016. Fredrich supports the "Medicare for All" plan, is skeptical about American military intervention and wants to abolish the Electoral College and pass the Equal Rights Amendment, which was introduced in 1923 but never ratified. The ERA guarantees equal rights to all Americans, regardless of sex.

"It's long overdue, it needs to get done and I would hope to be a party to pushing that across the finish line," Fredrich said.

In making the case for a fresh term Tuesday, Eshoo touted her decades of experience, a quality that she said is particularly vital at a time when women's reproductive rights are being threatened by the Supreme Court and when the nation faces ongoing challenges such as climate change, inflation and a war in Ukraine that requires American leadership to defeat authoritarianism.

The political veteran also cited the legislation that she has championed and supported over the years, including her efforts to expand health care access for Americans. These efforts helped get an additional 6 million Americans enrolled in the Affordable Care Act in the past year, she said. Eshoo has also sponsored and

supported the Women's Health Protection Act, which would prevent government restrictions on abortion access.

"I take a backseat to no one on health care, the progress that we made and for the progress that we need to make, including on the price of drugs, the price of insulin," said Eshoo, who chairs the House's Subcommittee on Health.

Her challengers, meanwhile, focused on outstanding issues that remain unresolved and argued that the district is due for a change. Tanaka and all three Republican candidates cited inflation as a major concern. He touted his experience as a tech entrepreneur and suggested that the district needs a "legislator for the digital age."

The difference between candidates was particularly apparent when it came to climate change policies. Kumar's plan centers on carbon capture technology while Tanaka champions nuclear energy. Eshoo and Rading, who both called climate change an "existential crisis," favor the more mainstream solution of ramping up investment in renewable energy, while Ohtaki talked about the need of boosting transit services and cutting emissions from transportation.

Eshoo pointed to her support for Build Back Better, a legislative package that included \$555 billion in funding for climate change programs and that passed the House before petering out in the Senate. Rading said he wants to form a "climate innovation hub" that brings together communities and stakeholders from academia, the private sector and activist organizations to create innovative solutions and develop financing mechanisms to enable broad

adoption.

"Climate change is still an issue reserved for wealthiest communities, and we need to conceptualize how to spread these ideas for the rest of the world," Rading said.

The candidates also took dramatically different positions when it came to regulations of tech firms. Eshoo, Fredrich and Rading all said Tuesday that they support the Digital Services Act, a legislative proposal spearheaded by the European Union that governs disinformation and that would require tech firms such as Meta and Google to provide more transparency about their algorithms.

Fox and Solomon said they agreed with Elon Musk, the billionaire who is now in the process of buying Twitter and who famously prefers a more hands-off approach when it comes to speech on the internet.

Ohtaki, meanwhile, said he supports stronger laws around privacy protection but is concerned about a situation where "the government is placed in the role of deciding what is misinformation or illegal information." Eshoo had no such reservations and said she was proud of the legislation that she had authored on both misinformation and privacy. Last year, she joined U.S. Rep. Zoe Lofgren in reintroducing the Online Privacy Act, which strengthens user data rights (the bill is currently going through the committee process in the House).

"We see the damage that is done to our democracy relative to disinformation, misinformation and the lack of privacy," she said.

The eight candidates will face off in the primary on June 7, with the top two vote-getters advancing to the Nov. 8 general election. ■

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DISTRICT 3

continued from page 5

Area and the state: affordable housing.

In representing their home district, the elected candidate will join a board of five supervisors which oversees a \$3.3 billion county budget.

The Almanac interviewed each of the candidates to talk about some of their top priorities for the district, how they hope to address some of the issues of the coastside and rural communities and what motivated them to run for the seat in the first place.

The primary election will take place June 7. The top two candidates will move on to the general election on Nov. 8.

Laura Parmer-Lohan wants to tackle climate change

With a slogan hinting at her top campaign priority, “Our Environment, Our Future,” Laura Parmer-Lohan, former mayor of San Carlos, has established herself in the District 3 Supervisor race as the candidate who wants to take an aggressive stance on climate change initiatives for San Mateo County.

A position that distinguishes her most from the three other candidates is her firm support for the parcel tax measure that will fund preventative measures against wildfires and rising sea levels. (The tax measure will be voted on by residents.)

For Parmer-Lohan, it’s a necessity when looking at about half a dozen capital-intensive projects

throughout the county that require attention, including an early flood warning system, Belmont Creek restoration and other projects outlined by OneShoreline or the San Mateo County Flood and Seal Level Rise Resiliency District which formed in 2020.

Separate from the projects that could be funded by the tax measure, Parmer-Lohan said that there’s a number of issues currently facing the county due to rising sea levels, citing the king tides in Pacifica that are eroding the pier and cliff near the homes on Beach Boulevard and Highway 1 by Surfer’s Beach in Half Moon Bay that is only temporarily protected by a riprap.

The opposing candidates point to rising gas prices and inflation as reasons why they can’t support another tax measure on county residents at this time. But Parmer-Lohan believes she is addressing her districts’ concerns by backing it.

“The community has shared with me that they want bold and swift action when it comes to addressing the impacts of climate change,” she said.

A mother to two boys, Parmer-Lohan has held several marketing positions in medical device and biotech companies, is currently the chief of staff at Amgen and runs a small business.

She was inspired to get involved in public service after her son, who was 12 at the time and plans to study environmental energy at University of



Laura Parmer-Lohan

California, Davis, expressed concerns to her about the future and climate change.

Parmer-Lohan first got a taste of city politics by joining San Carlos’ single-family housing advisory committee, reviewing design standards for home remodeling or building projects. In 2018, she won a seat on the San Carlos City Council, where she said she is currently working to go beyond the city’s Regional Housing Needs Allocation numbers and has helped create a strong climate action plan for the city.

“Now we have one of the most robust climate action plans, with over 40 different strategies to reduce greenhouse gas emissions as well as to address the impacts of climate change,” she said.

Moving to a position on the board of supervisors, where she can increase the scope of the work she has done as a San Carlos City Council, just seemed like the next natural step, she said.

With climate change at the center of her campaign, Parmer-Lohan proposed developing water recycling and reclaiming programs for use in irrigation, farming and landscaping.

Parmer-Lohan said the city of San Carlos has been able to encourage developers to use recycled water in commercial development projects. On a county level, she said a water recycling program will look different depending on the uses, whether that’s for development or farming, and that the trick is to make sure that ultimately the costs to carry out these programs will fit people’s budgets.

Parmer-Lohan frames the affordable housing crisis as a climate issue and wants to look at housing policies related to the county’s ability to reduce greenhouse gas emissions, support transit-oriented housing, push for more workforce housing and look at available public lands to build upon.

Similar to the apartments that just opened for the Jefferson Union High School District staff, Parmer-Lohan said that she wants to expand local school district partnerships with the county to build more housing.

For housing for farm workers, Parmer-Lohan said she was interested in a plot of land in Half Moon Bay that used to be the site of the former Bay City Flower Company.

“The lack of housing affects all of us whether we know it or not,” she said, adding that gaining support for more housing requires listening to everyone’s concerns and getting people to agree on the facts as best as possible.

Parmer-Lohan graduated with

a bachelor’s degree from the University of California, Santa Cruz, and received her master’s degree at the University of California at Berkeley’s Haas School of Business.

She is endorsed by current District 3 Supervisor Don Horsely; Hector Camacho, president of the San Mateo County Board of Education; two trustees of the San Carlos School District; and a long list of other elected officials. She is also endorsed by the Redwood City Firefighters Association, Planned Parenthood and the National Union of Healthcare Workers. Her full list of endorsements can be found on lauraforsupervisor.com/endorse-laura.

Virginia Chang Kiraly wants to be District 3’s ‘fiscal watchdog’

Virginia Chang Kiraly has experience as an elected official, but she prides herself as the only candidate in the District 3 San Mateo County Board of Supervisors race with a financial background, frequently describing herself as a “fiscal watchdog.”

She has served as a board member of the Menlo Park Fire Protection District and the San Mateo County Harbor District since 2011 and 2015, respectively, and as former senior director at Nasdaq stock market, she credits her financial savvy for some of the accomplishments made by the two district agencies during her tenure.

“The fire district has paid down about \$44 million of unfunded pension liabilities since I’ve been on this board ... The harbor district has paid down about 50% of its unfunded pension liability,” Chang Kiraly said in an interview with The Almanac. “It’s a philosophy for me, so I’ve pushed for that.”

With good financial planning, Chang Kiraly said, the Fire District gained the opportunity to increase battalion staffing and to build its third fire station, while the Harbor District is in the process of fixing its coastal trail to Mavericks Beach and has placed life rings in county beaches that could save lives for those caught in strong waves.

It’s all about financial planning based on certainty that allows you to prepare for the future, Chang Kiraly said, and it’s an approach she hopes to bring to District 3.

Her time on the two boards largely informs one of her top

campaign priorities: public safety.

When she moved to unincorporated West Menlo Park in 1994, part of the attraction to the area was the wide availability of open space, and she believes that everyone should feel compelled to take advantage of that resource safely.

But during the pandemic, Chang Kiraly, as the Harbor District’s board president, confronted some of the holes in coastside safety. Within a seven-week period, between November 2020 and January 2021, seven people were fatally swept away by strong waves, including a 12-year-old boy at Cowell State Beach.

The harbor district in response helped install three emergency life ring buoy stations within Pillar Point Harbor to give visitors a more immediate and safer rescue option while waiting for emergency responders. The hope is to expand the program across other parts of the state’s coastline. For Chang Kiraly, even more should be done.

“That’s such a small Band-Aid,” she said. “What we need is a real coastside water rescue effort.”

Using her fiscal-minded approach, Chang Kiraly believes she can achieve that by taking a second look at how Measure K funds are being used in San Mateo County.

The half-cent sales tax voters passed in November 2016, also known as the “San Mateo Critical Services Measures,” which helps fund a broad range of essential services such as paramedic dispatch, neighborhood health clinics and addressing sea level rise, among other things.

Chang Kiraly called it a regressive tax and didn’t approve of the way it is currently being used by the county, with about \$1.4 million going to each supervisor’s district as discretionary funds.

Instead, Chang Kiraly said it should be invested towards a water rescue post, mental health crisis training for law enforcement, fire prevention and protection, and disaster preparedness.

“For me, Measure K was billed as funding for public safety,” she said.

Chang Kiraly joins two other candidates, Ray Mueller and Steven Booker, who have spoken against a new parcel tax measure proposal that will go towards climate change initiatives.

Although she’s not against taxes, Chang Kiraly said that it is the wrong time to impose another tax when inflation and gas prices are at an all-time high. Instead, she thinks the county should be looking at what



Virginia Chang Kiraly

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resources are currently at hand, such as the special districts like the fire district, before asking county residents for more money.

“When you want to impose a parcel tax, you better work together with all the agencies that are already collecting taxes instead of having a redundant tax put out there,” she said.

Previously, Chang Kiraly was appointed by former Governor Arnold Schwarzenegger to the California Commission for Economic Development and served from 2007 to 2014. She currently serves as a trustee on the California State Parks Foundation and is on the board of WIRE for Women, a nonpartisan non-profit that promotes women in elected office throughout San Mateo and Santa Clara counties, and the National Alliance for Mental Illness San Mateo County.

She graduated from the University of Texas at Austin in 1986 with a bachelor’s in government and a minor in economics. In 2020, she earned a master of public administration from the University of Southern California.

Chang Kiraly is endorsed by Nancy Reyring, president of the San Mateo County Harbor Board of Commissioners, Harold Schapelhouman, former fire chief of the Menlo Park Fire Protection District; Carlos Bolanos, San Mateo County Sheriff, among others. To see a full list of her endorsements, visit virginiachangkiraly.com.

From electrician to politician, Steven Booker envisions a more equitable San Mateo County

Out of the four candidates in the District 3 Board of Supervisors race, Steven Booker stands out as a bit of an anomaly. His political experience is limited to his time on the San Mateo County Democratic Central Committee since 2020, and he doesn’t hold a college degree.

Booker took classes at the College of San Mateo, preparing to be a police officer, before he pivoted to become an electrician.

But, as political director and community affairs liaison for a local chapter of the International Brotherhood of Electrical Workers (IBEW) labor union, he’s not without experience in advocacy. And as a lifelong resident of San Mateo



Steven Booker

County, living in Daly City, Woodside, Emerald Hills, San Mateo, Redwood City, Belmont and now Half Moon Bay, he has an intimate familiarity with some of the issues county residents face today.

In 2013, his wife, Lisa Booker was diagnosed with brain cancer and moved back to her longtime home in Half Moon Bay with her father Ed Wilson. But with skyrocketing rents, Booker’s father-in-law could no longer afford to live in the area. Booker moved in to avoid shifting his wife around during her illness and helped pay for some of his father-in-law’s bills. His wife died in 2016, but Booker never left Half Moon Bay.

“Best place on God’s green earth,” he said in an interview with *The Almanac*. “I’m 53 now, about to be 54, and Half Moon Bay is perfect.”

Booker had always had a mind to run for office, but he said the pandemic truly exposed him to some of the inequities in the county. He recalled a time when Half Moon Bay’s only library was closed and left some children without internet access in the midst of distant learning.

“I had students outside of my house using my internet because they didn’t have Wi-Fi,” he said.

With current District 3 Supervisor Don Horsely being termed out this year, Booker said now was the best shot he had to address some of the gaps he sees in the district.

One of his campaign priorities is closing the digital divide and bringing high-speed internet connectivity throughout District 3. He said he hopes to look at the Measure K funds, a half-cent tax passed in November 2016, and other county bonds to invest more into the district’s broadband infrastructure.

Like all of the candidates, affordable housing is a top issue for Booker. He supports workforce housing such as the affordable apartment units that opened recently for employees of the Jefferson Union High School District, and wants the county to invest in similar types of housing for veterans, farm workers and other essential employees.

Booker said there’s an opportunity to build on public lands throughout the coast, especially anywhere that might be near transit hubs. He did not have a specific area in mind when asked, but wherever the “physical infrastructure and technological infrastructure” exists, his mentality is “build, build, build.”

Booker said he hopes to mend the community’s relationship with law enforcement. In his perspective, he sees local trust in law enforcement eroding,

especially after recent demonstrations in 2020 and the 2018 incident with Chinedu Okobi who was tased to death in Millbrae by sheriff’s deputies.

Booker is firmly against defunding the police. Instead, he wants to see law enforcement interact more with the community outside the context of a traffic stop or a ticket.

“Living in Half Moon Bay, I rarely see (deputy) sheriffs outside of their cars,” he said. “They need to get out of their cars a little more and introduce themselves with the shop owners and introduce themselves to the citizens of that town so that not every interaction you have with the sheriff is a negative.”

As a workers’ rights advocate with IBEW for more than two decades, a recording secretary for the San Mateo County Central Labor Council, and by serving on the boards of the Police Activities League and the Sheriff’s Activities League, Booker believes he has a unique in with a wide demographic of county residents and hopes to leverage his position to bring more equity in the county.

“I have no hidden agenda,” he said. “I just want this to be the most equitable and equal county in all of California.”

Booker’s endorsements include David Canepa, president of the San Mateo County Board of Supervisors; Rick Bonilla, deputy mayor of San Mateo; and Nancy Magee, San Mateo County superintendent of schools. To see his full list of endorsements go to bookerforsupervisor.org.

Booker served a tour of duty during the Gulf War as a United States Air Force member. He is also on the board of the Clean Energy Citizens Advisory Committee.

Ray Mueller wants to run toward the problems as District 3 supervisor

In his decade as a Menlo Park City Council member — two of those years as mayor — Ray Mueller has learned that effective governance requires him not to run away from problems.

“When someone comes to you and tells you something’s wrong, that’s the job,” Mueller said in an interview with *The Almanac*. “And so you run towards that problem to help them. If you’re sitting back away from the controversy you’re not really doing the job.”

It’s why one of Mueller’s immediate tasks if elected as District 3 supervisor would be to open an office on the coast in the first week and to be

in that office two to three days a week. For Mueller, it’s an essential step for him because he looks at the county as a “social services backstop.”

It’s not just land-use issues the county supervisor is dealing with, he said. “The supervisor touches the health and hospital system, it touches children and family services ... And so it’s amazing to me that if you are a farm worker on the coast or if you’re a person who’s working two jobs trying to make ends meet, then you have to drive all the way from the coast to Redwood City to meet with your supervisor. That has to change.”

Spending most of his career as a litigator, Mueller said he was spurred to get involved in city government shortly after the Great Recession, hoping to become steeped into communitywide issues in Menlo Park.

He joined the city’s trans-



Ray Mueller

‘We have to build workforce housing. We have to be committed to it.’

RAY MUELLER

portation commission in 2010, which reviewed traffic impacts of large development projects. Mueller cited the Stanford University hospital expansion plan as one of the highlights of his two-year tenure, where his advocacy helped secure more funding for Menlo Park after the advisory body urged Stanford to do more to mitigate its project’s impact.

Charlie Bourne, a colleague on the transportation commission, nominated Mueller to take over his chair position.

“Afterwards, I asked him why he did it and he said, ‘Because I want you to be on council,’” Mueller said. “And so I ended up running for City Council and that passion for public service that I had when I was a kid was just completely reignited.”

A decade later, adding a stint working as chief of staff for Santa Clara County District 5 Supervisor Joe Simitian during his time on council, Mueller hopes to continue working with his constituents closely within San Mateo County rather than from up north in Sacramento.

One of Mueller’s six campaign priorities focuses on the economic recovery of District 3 as labor shortages continue to impact farms, restaurants, small businesses and even the start-up economy. For Mueller, this labor issue ultimately boils

down to a housing issue.

“We have to build workforce housing,” he said. “We have to be committed to it.”

Mueller pointed to county-owned land in Pescadero as one of the areas that could start building affordable housing. He also proposed the idea of working closely with cities that may be interested in upzoning a business district or shopping center and providing those jurisdictions with grant funding.

Beyond creating more housing, Mueller said that one of the larger critiques he has of the county is its approach to affordability.

“We put people into a classification group based on how much they can afford and then we extract as much as they can afford but that doesn’t allow people to save anything to build equity,” he said. “So I really want to move towards a community-trust model of affordable housing that allows people to actually buy into their unit.”

Some of Mueller’s current constituents may consider him to be a more moderate voice when it comes to development, at least compared to his colleagues on the council, but Mueller counters that it’s all a matter of practicality.

“As a policymaker I try to be practical in terms of what infrastructure exists in an area,” he said.

He adds that housing needs to be built near services in such a way that can also reduce greenhouse gases, and that he has the most experience in looking at housing strategies as someone who has gone through three housing element updates and has sat on the board of the California Tax Credit Allocation Committee.

Another focus of Mueller’s campaign is stabilizing the coastal agriculture economy. He said that he wants to look at Napa and Sonoma Valley as a model for how farms on the coast should be branded to make them a more attractive destination to shop at and visit.

Mueller is endorsed by the San Mateo County Democratic Party, Menlo Park Police Officers Association and the San Mateo County Firefighters union, among other organizations. Endorsements from elected officials include U.S. Rep. Anna Eshoo, Simitian and more than 60 current and former city council members. To see a full list of his endorsements, go to raymuellerforsupervisor.com/endorsements. ■

Email Staff Writer Lloyd Lee at llee@almanacnews.com.

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Artscene

PEOPLE AND PERFORMANCES IN ARTS AND ENTERTAINMENT

Open! season

Silicon Valley Open Studios returns in full force this month. Meet some of the artists taking part.

By Heather Zimmerman

For over 35 years, every spring Silicon Valley Open Studios has invited the public to meet local artists through a self-guided tour of artists' workspaces and other venues.

This year's open studios, organized by the nonprofit Silicon Valley Visual Arts, kicked off last weekend with tours of coastside artists' studios. The weekend of May 14-15 focuses on Peninsula-based artists while the final weekend, May 21-22, highlights South Bay artists.

The Almanac spoke with local artists about their work and what visitors can expect to see from them during Silicon Valley Open Studios.

Read more interviews with Peninsula artists at almanacnews.com/arts.

Patt Sheldon — Redwood City

Jewelry and textile artist Patt Sheldon has participated in Silicon Valley Open Studios off and on over the past few years, with this spring's event marking her fourth time. She works in a variety of media, primarily hand-crafted jewelry and dyeing, weaving, knitting and felting textiles.

Sheldon was working as a middle school language arts teacher when a move to the San Mateo County coast spurred her to take up what she jokingly calls "indoor sports" due to the region's frequent summertime fog and cool

weather.

"I started knitting, because it gave me something I could do when it was foggy, and then I started weaving. I took an early retirement and the year I retired, I took a class on knitting with wire. It was knitting necklaces — jewelry," she said.

Sheldon lives in El Granada, near Half Moon Bay, but will be participating in a Redwood City-based event with nine other artists on May 14-15.

Life along the coast not only led Sheldon to creating art in various media, but it also ultimately led her to form a group of local artists, as she looked to combat the isolated environment that artists often work in — very different from Sheldon's time as a teacher. She founded the artists' group, Colony of Coastside Artists, in 2010, which brings artists together to share and discuss their work.

Sheldon continues to work in diverse media, exploring a variety of textile and jewelry-making techniques.

"I love trying new things. I think as a teacher, I was a lifelong learner, and I still enjoy reading and I still enjoy learning new things. I'll always try something new," she said.

One technique she frequently uses in her textile work is ice dyeing, which involves placing ice over natural fabrics that have been prepped with a fixative. Over the ice, Sheldon sprinkles various colors of powdered dye, which colors the fabric as the ice melts.

The unpredictable process

produces unique patterns.

For her jewelry, Sheldon currently is creating pieces using kumihimo, a Japanese braiding technique, to create necklaces and bracelets. She has recently started weaving gemstones into these designs.

Visitors to Sheldon's open studio can find a variety of garments and accessories, including jackets and ponchos, scarves, hats and gloves, as well as jewelry.

"I love seeing people's faces when they try something on or when they see my work. They have to love color. My booth is anything but beige — it's very colorful. People try something on and they feel good in it and it feels vibrant and they feel better. It's sort of an inner happiness that they get from trying it on," Sheldon said.

Charles S. Boris — Redwood City

Redwood City sculptor Charles S. Boris has been showing his work at Silicon Valley Open Studios since 2018.

He creates furnishings such as benches, tables and desks from reclaimed wood.

"As a designer, I want my stuff to be more than just a functional piece of furniture made out of found pieces of wood. I want it to be a statement — a sculpture," Boris said.

He will be showing in Redwood City with nine other artists, including his fiancée, Carol Sconzert, who creates abstract works in mixed media. They have also shown together at San Francisco galleries.

Boris, who has a degree in interior design, began participating in craft shows in upstate New York not long after college and has been working with wood throughout his career. He and a friend ran a small woodworking business in Buffalo, New York.

When Boris moved to the



Courtesy Patt Sheldon

Jewelry and textile artist Patt Sheldon uses a variety of techniques, including weaving, to create colorful garments (above). She uses kumihimo, a Japanese braiding technique, to create necklaces from gemstones (left).

west coast, he had a job setting up trade shows, which helped him fund his art. He sought out reclaimed wood, preferring its weathered appearance to freshly cut lumber.

"I collected some really nice pieces of driftwood, mostly lumber that had been floating around. ... Instead of cutting down wood to make just run-of-the mill factory-style furniture, that's what I got into," Boris said.

Rather than setting out to make a specific piece of furniture, he lets the properties of each piece of wood inspire what he creates.

"The form follows function with what the piece dictates," Boris said. "In my artist's statement I say that 'I strip away the gray layers of material to reveal the natural grain and character of the piece. I try to bring that into the final design, and when that's not possible, I try to incorporate other pieces of material to make it a pleasingly designed work.'"

For his Open Studios show, Boris said that given the spaciousness of the venue, he'll be bringing a variety of pieces, including one specialty: three-legged benches that he has created in cases where the shape of the wood won't allow for four legs.

"I've got small, unique pieces. Everything is one-of-a-kind; you can't repeat it because that's the nature of the wood," he said.

Patt Sheldon and Charles Boris are both showing at Site #32, at 1900 Broadway, Redwood City.

Silicon Valley Open Studios features Peninsula-based artists May 14-15, 11 a.m. to 5 p.m. at various sites throughout the Peninsula. Find maps of participating artists and more information at svos.org. ■

Email Arts & Entertainment Editor Heather Zimmerman at hzimmerman@almanacnews.com.



Courtesy Charles S. Boris

Sculptor Charles S. Boris created the Henge Bench from reclaimed old-growth redwood.



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Food & Drink

Pastrami pundits

Menlo Park's The Refuge talks regional foods and Restaurant Week

By Anthony Shu

To support our local dining scene, Peninsula Restaurant Week is back for its second year, May 13-21, featuring special dishes from favorite local eateries. For the final story in our Q&A series with participating restaurants, we caught up with The Refuge, which has locations in Menlo Park, San Carlos and San Mateo.

The Refuge aims to serve the best of Belgium, New York and Philadelphia through its extensive beer list, hand-sliced pastrami sandwiches and gooey cheesesteaks. Led by the husband-and-wife team of Matt Levin and Melanie Roth along with executive chef Michael Greuel, The Refuge reflects Levin's passion for pastrami. However, it unexpectedly draws inspiration from Michelin-starred kitchens in Paris as much as it does from New York City. The Refuge's first location opened in San Carlos in 2008, followed by Menlo Park in 2013 and in Hillsdale Mall in 2021.

Wondering how French haute cuisine influenced The Refuge and how they make pastrami they're willing to put up against titans like Katz's and Langer's? We spoke with Levin to learn more.

This conversation has been edited for clarity and brevity.

Peninsula Foodist: It was a little surprising to see on your website that the roots of The Refuge were strongly tied to French cuisine and your kitchen experiences in France. Could you tell me a little more about that?

Matt Levin: It's a good question. It doesn't seem like it makes sense. I grew up Jewish, I'm still observant. But back then, especially in the '90s, I was a Francophile. I had gone to France before and was just transfixed.

I couldn't believe that people cooked like this.

Also, I went to New Orleans and ate at K-Paul's back when Paul Prudhomme was still alive. (Like The Refuge), it was a first-come, first-served type of place. I really got into New Orleans-style cooking. I bought Paul Prudhomme's "Louisiana Cookery," and I made everything. It's a perfect cookbook. I learned a lot about French cooking through that lens.

My wife was working for a French company, and she got transferred to France. I worked in Michelin-starred restaurants and learned French. The problem with those kitchens is that they're very militaristic, they're hard. You can't make a mistake. The chives got to be like, half a millimeter. And then if one gets on the edge of the plate, you have to replate.

It wears on people and it wore on me. And I didn't eat that type of food. I was eating duck confit, a lot of charcuterie, but I never tasted anything as good as really good pastrami. And I'm like, "Why don't they have that? It's very similar. It's a cured meat."

When I came back to the United States, I was thinking, there's a place for the casual connoisseur out there. So that's how The Refuge came about. There's actually (a restaurant named) The Refuge in France.

It was such a cool name, because a restaurant (becomes a refuge) over the years.

Peninsula Foodist: I can share some of those experiences. I lived in France and I staged for a month in the kitchen in France. It was at Alain Ducasse's cooking school. I didn't get to touch the food, but I got yelled at plenty.

Matt Levin: Yeah, Ducasse was a heavy hitter. I was into Joël Robuchon. I just thought, this guy changed the world by making mashed potatoes with so much butter. So I was really into things that looked simple but were very technique-driven.

I staged at Chez Panisse, and it didn't really work out for me. I need to manipulate my food. With pastrami, you do a lot of things to that meat to get it to the table. You have to impose your will on it.

Peninsula Foodist: Could you speak a bit more about the pastrami-making process?

Matt Levin: The process starts with the cut of meat. We use the beef plate, which is from the beef belly. We use the heart of the navel. There's this little corner that's perfectly marbled. It's very hard to get right now. It's used for hot pot a lot.

It's all in the brine. What makes ours different is the freshness of the spices. Garlic, you can



Courtesy Mark Helsel

The pastrami burger with fries and a beer at The Refuge.

use a few different types of sugars: brown, cane, beet so you're adding different dimensions, not just sweetness.

After three to five days, it's rubbed with coriander and black pepper, that's traditional. We catch all the drippings, we make what Guy Fieri (who featured The Refuge on "Diners, Drive-Ins & Dives") called a lacquer and after we trim, we'll dip the meat back in. We put very little smoke on it, you don't want to be like Texas barbecue. The rest of the game is steaming until tender.

Peninsula Foodist: People have really strong opinions about their regional foods like pastrami and cheesesteaks. Do you ever feel any sort of pressure making them?

Matt Levin: Yeah, I would never have put pastrami on the menu if I didn't think it could compete with the big boys.

I love it when people can have a lively discussion about food. People should be passionate about their regional foods because a lot

of them don't make it out to the West Coast. I provide protection for the East Coast out here, it's safe in (The Refuge). I try to do things as authentically as possible.

Peninsula Foodist: Is there anything else you want the diners coming for Restaurant Week to know about?

Matt Levin: I made the pastrami combo (half of a pastrami sandwich, fries and a beer) our special because I don't think the pastrami market's saturated yet. There are still people who come in and have never had pastrami. I want guests to be open to a snapshot of what The Refuge can offer.

You have to really travel to get the stuff we serve. It's the ultimate eclectic restaurant even though we employ classical technique. You have the opportunity to try all these things in their authentic state in one place: Belgian beers, pastrami, house-ground burgers and cheesesteaks. The meat we use for pastrami isn't getting any cheaper, but it's worth preserving.

The Refuge, 1143 Crane St., Menlo Park; 650-319-8197, refugeesc.com. Instagram: @refuge_menlopark. Additional locations in San Carlos and San Mateo.

Enter to win up to \$850 in gift cards to local restaurants! Visit peninsularestaurantweek.com/about for more details. ■

Email Associate Digital Editor Anthony Shu at peninsulafoodist@embarcaderopublishing.com.

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Veronica Weber

Matt Levin, co-owner of The Refuge, which has locations in Menlo Park, San Mateo and San Carlos.

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