

# The Almanac

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

JUNE 24, 2022 | VOL. 57 NO. 42



WWW.ALMANACNEWS.COM

## Edgewood Fire prompts evacuations, causes significant power outages

Firefighters worked to contain 6-alarm blaze, which scorched 20 acres along nature preserve

By Leah Worthington,  
Angela Swartz and  
Sue Dremann

Firefighters working to contain the Edgewood Fire burning alongside San Mateo County's Edgewood Park and Nature Preserve reduced the brush fire to 20 acres and 42% containment, according to a Cal Fire officials Wednesday afternoon, June 22.

The blaze, which erupted Tuesday afternoon in a region bounded by Woodside, Redwood City and Edgewood Park and Natural Preserve, prompted local evacuation orders and left thousands of Peninsula residents without power.

"The structure threat has been mitigated, and they're in mop up today," meaning crews were extinguishing any residual fire to prevent its spread, said Cecile Juliette, public information officer for the San Mateo County Fire Department and Cal Fire CZU, on Wednesday.

Evacuation orders were lifted Tuesday evening, reduced to warnings and then to an

evacuation advisory Wednesday morning. Nearly 3,500 customers were without power June 21, which dropped to 1,300 on Wednesday, according to PG&E's outage map, and classes at Stanford University were canceled Wednesday as a result. The fire chief's go-ahead was needed before PG&E could access the nearby substation, with no estimate for when that might occur, according to Cal Fire officials.

Four firefighters, including two from Cal Fire, one from the national guard and another from a local city agency, suffered minor injuries and were taken to Stanford hospital. They have all since been released, according to a Cal Fire CZU official.

Juliette said that Wednesday's milder weather, with a maximum temperature of 96 degrees and winds up to 10 mph, were "good conditions" for the fire-fighting crews. Still, she added, they'll be keeping an eye on afternoon wind patterns, which can shift unexpectedly and dramatically change the course of a fire.

As for Wednesday's plan, she



Magali Gauthier

Crews assemble at the scene of the Edgewood Fire on June 21. The brush fire quickly grew to over 20 acres.

said "the firefighters were told to stock up on water, stay hydrated and work on improving containment lines."

Emergency responders from

around the Bay Area came out to support the local Cal Fire CZU team. As of Wednesday morning, 60 personnel were on-scene, including strike teams from Cal

Fire SCU, LNU and Mendocino, as well as hand crews from Marin County Fire, Monterey

See **FIRE**, page 12

## Draft housing element would bring multifamily housing to Atherton

Update to the city's zoning allows for more density on numerous town properties

By Angela Swartz

Atherton may see townhouses for the first time in its history, with pressure mounting to zone for more homes to comply with state mandates.

Although there is faculty and student housing at some schools in town, multifamily housing has never been seen outside of those narrow uses.

The City Council reviewed its draft 2023-31 housing element

at a Wednesday, June 15, meeting. Town staff released the draft for public comment on June 10.

The town must plan for the development of 348 new housing units, a large jump from its designation of 93 units during the previous eight-year housing element cycle. The proposal also includes a buffer, bringing the total units planned to 462.

Towns and cities also face significant exposure to liability, according to the state. Courts

may revoke the local government's land use and planning authority, and local government agencies deemed out of compliance may be subject to judgments and fines of up to \$100,000 per month.

Recognizing the "extreme housing shortage" in California and the Peninsula, the town of Atherton wants to do its part in meeting the assigned number of housing units, while maintaining the existing town character and preserving heritage trees,

according to the draft element.

Councilman Bob Polito said that some residents think the housing element is a "vindictive plan" by the council and city manager, and that it's not.

Some residents have demanded the town refuse to create a housing element. Polito said that unless there is a referendum that takes control of local jurisdictions away from the state, towns have to comply.

At the June 15 meeting, some residents asked that the town's

general land use plan be updated (it was last revised two years ago) before proceeding with a housing element. They also brought up concerns about new multifamily housing bringing traffic and crime to Atherton.

"We have a problem if we submit a plan to HCD that's not a good faith plan," Polito said. "These guys aren't going to put up with any baloney."

See **ATHERTON HOUSING**, page 21

INSIDE

ARTSCENE 23 | FOOD & DRINK 26

Read up-to-the-minute news on [AlmanacNews.com](http://AlmanacNews.com)

# We just want to say THANK YOU

to the hundreds of you who decided  
to support local journalism and become members  
during our first **Spring Membership Drive.**

Want to support local journalism? There's still time!

**JOIN NOW AT**  
[AlmanacNews.com/subscribe/](https://AlmanacNews.com/subscribe/)

The Almanac

**SUPPORT LOCAL JOURNALISM**



30  
tani  
an  
Cernhy  
nait  
nce  
dik  
Chappelear  
zen  
en  
Chen  
Chen  
Cheng  
Chevalier  
Child  
aret Chilton  
er Chow  
n Christensen  
an Chung  
se Chung  
ghan Clark  
ristine Clarke  
ary Clarke  
artha Claypool  
att Clements  
udith Clendenin  
Douglas & Janet  
Clendenning  
Carrol Cleveland  
Andrew Clifford  
Stacy Clinton  
Lillian Coehlo  
Wim Coekaerts  
Marian Coffey  
Susan Coffman  
Dupi Cogan  
Susie Cohen  
Martha Cohn  
Elizabeth Colby  
Kit Colman  
Donald Coluzzi  
Drew Combs  
Arlen Comfort  
Paul Comita  
Lance Conn  
J E Conrad  
Kirby Conrad  
Marcia Cook  
Thomas Cook  
Marianne Cooper  
Mary Cooper  
Lydia Cooper  
Kristi Corley  
Nina Cornil  
Laura Cornish  
Christine Couch  
Jean Covell  
Tracy Cox  
Bruce Cozadd  
Linda Craig  
Kathleen Craig  
Sue Crane  
Linda Creighton  
Ann Crevelt  
Howard Crittenden  
William Critzer  
Kim Crockett  
Robert Cronin  
Joni Cropper  
Franklin Crow  
Alisyn Crowder  
Lee Crowley  
Sapphire Cui  
Joe & Marieanne Cullen  
Celia Cummings  
Michael Curry  
Christine Curry  
Clay Curtin  
Mary Ann Cusenza  
Brian Cutcliffe  
Steven D Cutcomb  
Katie Dahlinghaus  
Kathleen Daly  
Katherine Daly  
S. Dau  
Christine David  
Sonja Davidow  
Jean Davidson  
Julie Davis  
Anne Davison  
Paulo C De Oliveira  
Peter De Staebler  
Marti DeBenedetti  
Chris Decardy  
Anne Decarli  
Maria Decker  
Martha Deevy  
Yvonne Deggelman  
Rick Degolia  
Marcela Del Alcazar  
Steven Delaet  
Amy L Delson  
Raymond Demere  
Barbara Demere  
Paul Demers  
Thierry Depeyrot  
Irwin Derman  
Corinne Derringer  
Shirley Des Marais  
Margaret Destaebl  
Susan Destack  
Kathryn Dewitt  
Lezlie Glare  
Karen Glaser  
David Glover  
Marv Glover  
Dean Glover  
Teresa Godfrey  
Paul Goeld  
Robert Goland  
Evan Goldberg  
Joanne Goldberg  
Barry Goldblatt  
Nancy Goldcamp  
Charlene Golding  
Vera Goldsmith  
Linda Golub  
Jacqueline Gomez  
William Gomez  
Noelle Gonsalves  
Gwen Good  
Kathy Goodell  
Mike Goodkind  
Michelle Goodspeed  
Edward Goodstein  
Richard Gordon  
Brooke Gorlick  
Diane Gosney  
Claire Goss  
Erica Gould  
Louise Gould  
Kirk Gould  
Jonathan Gould  
Sanj Goyle  
Laura Gran  
Rebecca Grant  
Peter Grassi  
Jared Grauer  
Stein Homm  
Laura Hofstadter  
Marilyn Hohbach  
Betsy Holak  
George Holder  
Robin Holland  
Stacy Holland  
Ellen Holmes  
Jennifer Hooper  
Heather Hopkins  
Janis Hopper  
Rachel Horst  
Chuck Horstmann  
Nancy Hosay  
Christine Houlhan  
Laura Hoyden  
Sarah Howa  
Donna Howe  
Mary Huft  
Mary Humph  
Sharon Hunt  
Lori Hunter  
Honor Hunting  
Lily Hurlmann  
Barbara Hvoschinsky  
Karen Hyde  
Christina Isenberg  
Patrick Jabal  
Kimberly Jabal  
Chai-Shune Jackson  
Kathryn Jackson  
Michael Jacob  
Jen Jacobson  
Jen Jaggars  
Ann Jahnke  
Matt Janice  
Jacque Jan  
John Jan  
Steve Jan  
Anna Jan  
Ann Jeffre  
Linda Jer  
Edmon  
Barbara Gupta  
Kathleen Gwynn  
Elizabeth Haanes  
Catherine Habiger  
Wendy Hafkenschie  
Jeff Hagenah  
Glenn Hahn  
Elizabeth Halaby  
Deborah Hall  
Andrew Hall  
Catha Hall  
Sharon Hall  
Sherman Hall  
Ruth Hall  
Susan Hall  
Robert Hall  
Douglas Hall  
Lorraine Hand  
Sarah Hansen  
Jean Harman  
Joshua Harmsen  
Stephen Harrick  
Judy Harris  
David Harris  
Mavis Har  
Claudia Harro  
Yvonne Harrosh  
Hilary Hart  
Anne Hartley-Willis  
Bev Hartman  
Judith Hasko  
Kathy Hassan  
Irene Hassel  
Rose Hau  
Willy Haug  
Hilary Hausman  
Clorinda Haus  
Diana Hawkins  
Manuelian  
Alexandra Hawley  
Adam Hawley  
Nancy Hay  
Michelle Hayes  
Pat Kepner  
Christine Killen  
Ellen Kitamura  
Margie Klapper  
Anne Klause  
Alice Kleeman  
Monte & Jan Klein  
Sally Knorp  
Stephanie Knott  
James Knox  
Daniel Kocher  
Bobbie McDon  
Mary McDonald  
Patricia McDonnell  
Mary McDowell  
Julie McEvilly  
Karen McGanney  
Ulfa McGee  
Lynn McGowin  
Suzanne McGrath  
John McGrory  
Ann McGuire  
Kathy McKeithen  
Kathleen McKusick  
Susan McLaughlin  
F. McLaughlin  
McLean  
Lisa Ohearn Keck  
Ross Okamura  
Barbara Oliver  
Richard S Onorato  
Kathryn Oppenheimer  
Carolyn Ordonez  
Tilda Orr  
Carol Orton  
Karen Orzechowski  
Marion E Oster  
Albert Osterloh  
Elizabeth Ouellette  
Robert Ovadia  
Jen Overholt  
Karen Pace  
F. Paine & Mary Paine  
Palmer  
Judith Romines  
Dennis Ronberg  
Janet Ronstadt  
Kimberley Rosen  
Frank Rosenblum  
Joyce Rosenstiel  
Rachel Rosner  
Jeanne Rosner  
Janice Ross  
Patricia Ross-Polito  
Cynthia Rowe  
Caitlin Rozzi  
Katharine Rubin  
Joan Rubin  
Nicole Rubin  
Dennis Ruby  
Rebecca Rudd  
Anne Rudolph  
Dan Rudolph  
Victoria Rundorff  
Michael Russell  
Susan Russell  
Mary Ryan  
Mary Ryan  
Paul Rydberg  
Nancy Ryde  
Patricia Ryla  
Karen Rynewicz  
Maryann Sabelman  
Linda Sadunas  
Kristina Sakamoto  
Linda Sako  
Nancy Sallaberry  
Pam Salvatierra  
Nancy Sammann  
Bonnie Samuelson  
Susan Sanchez  
Sandra Sanders  
John Sanders  
John Sanders  
Melinda Sanders  
Joan Sanderson  
Linda Sanderson  
Sara Sanderson  
Santana  
Santoro  
Sarah Santoro  
Susan Sartor  
Deborah Satten  
Maryann Saunders  
Lisa Saunders  
Harold Schapelhouman  
Lisa Schatz  
Debby Scheraga  
Chien Hong Png  
Carolyn Poe  
Kirk Pohl  
Dorothy Polish  
Claire Polioni  
Michael Pollock  
Eloise Pollock  
Jennifer Pont  
James Pooley  
Amelia & Harvey Popell  
David Porter  
Diane Prater  
David Preu  
Maggie Pringle Grauer  
Lisa Putnam  
Lovely Py  
Leigh Pyle  
Russell Pyne  
Julie Quinlan  
Jeanne Quinlan  
Leslie Quist  
Michael Raab  
Margaret Race  
David Rahn  
Andrea Raiston  
Brad Ramezane  
Christine Rammler  
Charles Ramorino  
Larry Randal  
Sally Randel  
Nancy Rankin  
Michelle Rapp  
Mary Ratner  
Eugene Rauen  
Margot Rawlins  
Knut Ream  
Katherine Reback  
Richard Recht  
Karen Recht  
Linda Reed  
Diane Regonini  
Andrea Rei  
Juliana Rei  
Barbara Rei  
John Reite  
Kathryn P  
Jack Relif  
David Re  
Lynne Re  
Dana Rhine  
John Richards  
Eric Richert  
Matthew Richter  
Nancy Riffle  
Nancy Rinqo  
Sharon Walker  
Robert Walker  
Kathleen Walkup  
Julia Wall  
Jennifer Wall  
Ginger Wamsley  
Michelle Walsh  
Nancy Walsworth  
Marianne Walters  
Fred Wang  
Guy Wanger  
Rose Wassman  
Monique Waters  
Tim Watson  
Elizabeth Watson-Semmons  
Mary Weersing  
Mary Weersing  
Mark Weitzel  
Paul Welander  
Carol Welsh  
Jacqueline Wende  
Ann Wengert  
Cathy Wentz  
Sarah Wernikoff  
Alayne West  
Jane Weston  
S B Weststrate  
Lisa Westrich  
Jason Wheeler  
Cindie White  
Nancy Wigley  
Patricia Wilkri  
Rita Williams  
Helene Willi  
Kirt William  
Bob William  
Jane William  
Charlotte Y  
Rebecca Y  
Gerda Wil  
Nancy W  
Leah Wil  
Lou Ann  
Georgia  
Elaine Y  
Polly W  
Sharor  
Rich V  
Tom V  
Reen  
Bill V  
Davi  
Jent  
Lin  
Ch  
Sa  
Iv  
L  
B  
C  
Winifred Teuteberg  
Richard Thesing  
Debbie Thibault  
Laura Thiele-Sardina  
Cathleen Thomas  
David Thomas  
William Thompson  
Wayne Thompson  
Jan Thompson  
Katherine Thomson  
Bridget Thrasher  
Gary Thurston  
Jane Tight  
Lynore Tillim  
Stephen Timmerman  
Steve Toben  
Corito Tolentino  
Frances Tomacruz  
Kelli Tomlinson  
Vy Ton  
Steve Tonsfeldt  
Diane Toole  
John Toor  
Sharon Traeger  
Kathy Trapnell  
Onnolee Trapp  
Laurel Trask  
Nancy Travers  
Robert Travis  
Parke Treadw  
Victoria Treg  
Christine Tris  
Eda Tuncel  
Harry Turne  
Sandra Tur  
James Turr  
Patricia Tu  
Barbara T  
Edwin F I  
Linda Ur  
Joan Upt  
Karen U  
Lida Ur  
John Ur  
Mark V  
Barba  
Tracy  
Steph  
Rens  
Curti  
Ann  
Mar  
Lin

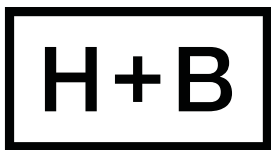
# East Coast Aesthetics with California Flair



## Coming Soon... Spectacular Woodside Estate

3.44-Acre Estate | 1530 Portola Road | Price Upon Request | [www.1530Portola.com](http://www.1530Portola.com)

For more information and to arrange a private showing of this exceptional estate, please contact:



**Among Top Teams  
in SF Bay Area**  
*(per The Wall Street Journal rankings)*



**HELEN MILLER + BRAD MILLER**  
650.400.3426      650.400.1317  
[helen.miller@compass.com](mailto:helen.miller@compass.com)      [brad.miller@compass.com](mailto:brad.miller@compass.com)  
License # 01142061      License # 00917768  
[www.HelenAndBradHomes.com](http://www.HelenAndBradHomes.com)

COMPASS

Rankings provided courtesy of Real Trends, The Thousand list of individual agents by total sales volume in 2020. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.



# 3.04% APY\*

## 60-MONTH CERTIFICATE



**Stanford FCU**  
**3.04% APY\***  
60-month

**Bank of America**  
**0.03% APY\***  
60-month

**Chase**  
**0.02% APY\***  
60-month

Visit [sfcu.org/certificate](https://sfcu.org/certificate) for more information!

\*Data collected via online research on 6/14/22. Refer to the individual websites for detail. Stanford FCU's rate includes a .25 bonus for active and engaged members through our Membership Rewards program. Stanford FCU rates are available as of 6/14/22 and subject to change without notice. Dividends are compounded and paid monthly. Once a Certificate is opened, the rate remains fixed through maturity. Early withdrawal penalties apply and may reduce earnings. Minimum \$1,000 deposit and membership eligibility required. Deposits are federally insured by the NCUA to at least \$250,000 (Individual Retirement Accounts up to an additional \$250,000).

# Celebrate Safely

The Menlo Park Fire Protection District is a **"NO"** fireworks zone.

*Serving the areas of Atherton, East Palo Alto, Menlo Park and  
Unincorporated San Mateo County.*

# Safety First



f Menlo Park Fire District Public Education

[www.menlofire.org](http://www.menlofire.org)

# Local News

MENLO PARK | AThERTON | WOODSIDE | PORTOLA VALLEY



Magali Gauthier

Monica Somawang administers the Moderna COVID-19 vaccine to 6-month-old Sebastian while his father, Jon Thacker, holds him at a vaccination site in Mountain View on June 22.

## How to get your under-5 child vaccinated against COVID-19

By Angela Swartz

After a long wait, COVID-19 vaccine shots starting going into the arms and thighs of 6-month to 5-year-olds locally on Tuesday, June 21.

The Centers for Disease Control and Prevention (CDC) and Food and Drug Administration (FDA) granted emergency use authorization for the COVID-19 vaccine for

children ages 6 months to 4 years old (Pfizer) and children ages 6 months to 5 years old (Moderna) on June 18.

The San Mateo County Health Department will not offer vaccines to children under 5 at its mass vaccination sites or community clinics, stating that the best place for young children to receive the vaccines is in the care of a pediatric provider, according to the department's website.

The health department will instead provide small-scale clinics at Early Head Start sites, and plans to provide staffing and administrative support to pediatric providers that serve publicly insured families.

"The major health care systems have confirmed that they are well prepared to offer vaccination to their patients/members who are under 5," the

See **VACCINE GUIDE**, page 8

## Incumbent San Mateo County sheriff concedes to challenger Christina Corpus

Sheriff Bolanos plans to retire at the end of his term

By Leah Worthington and Michelle Iracheta

Conceding the primary race, incumbent Sheriff Carlos Bolanos congratulated his opponent Christina Corpus on June 16 after early, non-certified results continued to show she had a steady, solid lead that began on election night.

"It was an honor an a privilege to serve as sheriff for the last six years and lead this organization," Bolanos said in his memo to staff. "You are truly some of the finest law enforcement professionals I have worked with, and I am very proud of what we have been able to accomplish. I am sure that you will continue to serve our residents in a professional and compassionate manner."

He also told his staff that he plans to retire at the end of his term in January 2023.

"I wish each of you the very best in your personal and professional lives," he said.

"He congratulated me on winning the election and running a strong campaign," Corpus said. "Bolanos ensured me of his cooperation with a smooth transition."

In an Instagram post,

Corpus said she would be reaching out "to law enforcement and community leaders to begin sharing my plans for transition."

Bolanos declined to make a statement, but in an internal memo told his office that he had conceded and had congratulated Corpus, according to his campaign staff.

In an interview with The Almanac's sister publication, the Redwood City Pulse, shortly after election results came in on primary night, Bolanos said he was disappointed by the early returns but was optimistic to see how the rest of the night might play out.

"But, I think there is still a lot of votes to be counted," he said. "And let's see what happens."

He told his supporters that if he lost, "The worst thing that happens is that I lose, I won't take it the wrong way" and "I will always be proud of the work that I do."

As of June 17, Corpus had 56.65% of the vote to Bolanos' 43.31%. ■

Email Reporter Leah Worthington at [lworthington@rwcipulse.com](mailto:lworthington@rwcipulse.com) and Editor Michelle Iracheta at [miracheta@rwcipulse.com](mailto:miracheta@rwcipulse.com).

## Small towns budgets rise amid planning for housing, greater staffing needs

By Angela Swartz

Infrastructure upgrades, more staffing needs and the high cost of planning for housing growth — reaching hundreds of thousands of dollars — are hitting the budgets of Midpeninsula small towns in the upcoming fiscal year starting July 1.

In Portola Valley, higher demand for residents' services is fueling a need for increased town staff. With Atherton's new civic center almost complete, town officials are ready to direct their energies to other projects, like traffic management and a train station history museum. Woodside will tackle \$2.1 million in capital improvement projects.

### Portola Valley

The 2022-23 budget reflects the "stark reality" in the last few years that the town now needs more staffing to support its services, according to a memo from Town Manager Jeremy Dennis.

"Reaching this conclusion is not a light affair; in many ways, it can feel counter to the town's traditional use of volunteers, through its committees, to conduct most of the town's work," he wrote. "However, a combination of the sheer amount of work, the complexity of the issues faced by California municipalities (whether from the state, from an emerging issue, the legal landscape, or all of the above), and the continued changes to volunteerism, requires

that additional professional staff become part of the Portola Valley team."

The town expects a \$720,096 deficit during the 2022 budget, in part because of all the expenses tied to planning for the housing and safety elements. The town anticipates spending \$366,500 for the housing element, \$104,000 for the safety element and \$170,000 for California Environmental Quality Act (CEQA) filings related to the two elements, for a total of close to about \$640,000, according to the town's draft budget. The Town Council planned to vote on Wednesday, June 22, after The Almanac's print deadline.

The deficit is not expected to be ongoing or multiyear, and is a

reflection of one-time projects. It also does not include additional revenue streams, such as utility user tax in fiscal year 2023-24, and fees to be studied next year to offset construction impacts on the town, for example, the memo notes.

The 2022 budget includes \$263,000 for continued fire mitigation. A development permit technician will cost the town \$102,820 in salary and benefits.

The finance department has also seen an increase of its workload, and a backlog related to COVID-19. Town staff would like to hire a temporary employee to help with the workload, using American Rescue Plan Act (ARPA) funds.

In the 2023 budget, the town's contract with the San Mateo County Sheriff's Office, which provides police services, will be up for renewal.

### Atherton

For the 2022-23 budget, Atherton's general fund revenues are projected at almost \$19.6 million and expenditures are expected to be \$17.7 million, according to an agenda packet for a June 15 Atherton City Council meeting. The council approved the budget at the meeting.

Of the projected revenues, \$14.3 million is expected to come from

See **TOWN BUDGETS**, page 22



## WEST BAY SANITARY DISTRICT NOTICE OF PUBLIC HEARING

**NOTICE IS GIVEN** pursuant to Sections 5473, et. seq. of the California Health and Safety Code that the District Board of West Bay Sanitary District has, by general regulation, elected to collect its charges for sewer services for FY 2022-2023 on the tax roll in the same manner as general taxes and will cause to be filed with its Secretary a written report containing a description of each parcel of real property receiving sanitary sewer service from the District and the amount of the charge for each parcel.

**NOTICE IS FURTHER GIVEN** that on Wednesday evening, July 13, 2022 at the hour of 7:00 p.m. at the meeting room located at the District's offices, located at 500 Laurel Street, Menlo Park, CA or by Zoom or telephone

<https://us06web.zoom.us/j/85072584426?pwd=OVNsUVB1N0YxT3RmaWZRVVZxRkwrQT09>

Meeting ID: 850 7258 4426 Passcode: 049603

Telephone 1 669 900 6833 Meeting ID: 850 7258 4426  
Passcode: 049603

The District Board will conduct a Public Hearing to hear and consider all protests and objections, if any, to the report.

Anyone wishing to address the District Board concerning these matters may do so in writing at or before the date of the Public Hearing or may be heard at the time of the Board's meeting.

Dated: May 25, 2022 /s/ Sergio Ramirez  
Sergio Ramirez  
District Manager

# day-caring

**[dā-'KER-in]** Friendly, compassionate daytime care provided by Avenidas Rose Kleiner Center to older adults who need extra support & medical attention.



Our participants enjoy many activities & therapeutic interventions such as:

- Physical, occupational, & speech therapies
- Health monitoring & nursing care provided by RNs
- Invigorating group exercise
- Nutritious, tasty lunches & snacks
- Caregiver support services
- Transportation to & from Center
- Engaging activities & entertainment



**Avenidas**  
Rose Kleiner Center

(650) 289-5499

[www.avenidas.org/care](http://www.avenidas.org/care)

*Quality Day-Caring for Your Aging Loved One!*

Established 1965

## The Almanac

*Serving Menlo Park,  
Atherton, Portola Valley,  
and Woodside for over 50 years*

### NEWSROOM

#### Editor

Andrea Gemmet (223-6537)

#### Assistant Editor

Kevin Forestieri (223-6535)

#### Arts & Entertainment Editor

Heather Zimmerman (223-6515)

#### Staff Writers

Cameron Rebois (223-6536),

Angela Swartz (223-6529)

#### Embarcadero Media Staff Writers

Sue Dremann (223-6518), Malea Martin

(223-6516), Zoe Morgan (223-6519),

Gennady Sheyner (223-6513),

Leah Worthington (223-6533)

#### Editorial Interns

Miles Breen, Aliana

Mediratta, Jonas Pao

#### Contributors

Kate Daly, Maggie Mah

#### Special Sections Editor

Linda Taaffe (223-6511)

#### Chief Visual Journalist

Magali Gauthier (223-6530)

### DESIGN & PRODUCTION

#### Design and Production Manager

Kristin Brown (223-6562)

#### Designers

Linda Atilano, Kevin Legnon, Paul

Llewellyn, Mary Watanabe, Doug Young

### ADVERTISING

#### Vice President and Chief Revenue Officer

Tom Zahiralis (223-6570)

#### Display Advertising Sales

(223-6570)

#### Real Estate Manager

Neal Fine (223-6583)

#### Legal Advertising

Alicia Santillan (223-6578)

### ADVERTISING SERVICES

#### Advertising Services Manager

Kevin Legarda (223-6597)

#### Sales & Production Coordinator

Diane Martin (223-6584)

The Almanac is published  
every Friday at

**3525 Alameda De Las Pulgas,  
Menlo Park, CA 94025**

■ **Newsroom:** (650) 223-6525  
Newsroom Fax: (650) 223-7525

■ **Email news** and photos with captions  
to: [Editor@AlmanacNews.com](mailto:Editor@AlmanacNews.com)

■ **Email letters** to:  
[Letters@AlmanacNews.com](mailto:Letters@AlmanacNews.com)

■ **Advertising:** (650) 854-2626  
Advertising Fax: (650) 223-7570

■ **Classified Advertising:** (650) 854-0858

■ **Submit Obituaries:**  
[AlmanacNews.com/obituaries](http://AlmanacNews.com/obituaries)

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](http://AlmanacNews.com/subscribe) to start supporting The Almanac today.

POSTMASTER: Send address changes to the Almanac, 3525 Alameda de las Pulgas, Menlo Park, CA 94025-6558.

Copyright ©2022 by Embarcadero Media. All rights reserved. Reproduction without permission is strictly prohibited.

The Almanac is qualified by decree of the Superior Court of San Mateo County to publish public notices of a governmental and legal nature, as stated in Decree No. 147530, issued November 9, 1969.

To request delivery, or stop delivery, of The Almanac in zip code 94025, 94027, 94028 and the Woodside portion of 94062, call 854-2626.



### CRIME BRIEF

#### Two youths arrested in homicide of 15-year-old

East Palo Alto police have arrested two youths on suspicion of murder related to the fatal June 13 shooting of a 15-year-old boy, interim police Chief Jeff Liu said on June 17.

The East Palo Alto Police Department, in partnership with the San Mateo County District Attorney's Office, San Mateo County Sheriff's SWAT Team and Palo Alto Police Department SWAT Team, served two search warrants on in the morning on June 16, in East Palo Alto and Palo Alto and arrested the pair. Both were booked into Juvenile Hall, Liu said.

Law enforcement officers seized a semi-automatic pistol with an extended magazine at one of the youths' homes. The names and photos of the defendants are not being released because they are minors, Liu said.

Police were tipped off to the crime on June 13 at 9:04 p.m. by the activation of the city's Shotspotter audio detection system on the 1900 block of Manhattan Avenue. Officers

See **CRIME BRIEF**, page 9

### COMMUNITY BRIEFS

#### New senior pastor at Woodside Village Church

On May 25, members of Woodside Village Church voted to promote Pastor Ama Zenya to senior pastor of the church, effective June 26, according to a press release.

Zenya, who lives in Woodside with her husband and two sons, began at the Woodside church as pastor in 2015 for an interim period.

Zenya was ordained in 1998 after receiving a master's in divinity and biblical studies from the Pacific School of Religion in Berkeley. She grew up in Kenya, East Africa, and is the daughter of a British-Kenyan father and an Irish-American mother.



Ama Zenya

Zenya envisions continued collaboration between the church and the community.

"It feels like a new beginning for Woodside Village Church that we have been working toward for the past seven years," she said in a statement. "The whole atmosphere on the church campus is infused with peace, love and joy, and I believe that our neighbors and friends feel that sense when they step on campus. The church has identified compassion, creativity, community and joy as our core values, and my hope moving forward is that we continue to create a place where those values shape the experience of everyone who visits."

The community is invited to celebrate her new role on June 26. To learn more about the church, visit [wvchurch.org](http://wvchurch.org).

#### Atherton: City manager gets a raise, bonus

The Atherton City Council voted last week to give City Manager George Rodericks a 5% annual raise, bringing his salary from \$244,623 to \$256,854, effective July 1. The council also awarded him a one-time bonus of \$15,000.

City Attorney Mona Ebrahimi said at the council's June 15 meeting that his hard work to complete the civic center was a major reason for the raise.

The pay bump also brings his salary in "closer alignment with that of other comparable cities," according to a staff report. In Woodside, Town Manager Kevin Bryant makes around \$242,000 annually.

#### College district receives \$480K to support formerly and currently incarcerated students

The Rising Scholars Network has granted the San Mateo County Community College District (SMCCCD) \$480,000 to support formerly and currently incarcerated students in the district through Project Change, according to a June 15 press release.

Project Change, located at the College of San Mateo (CSM), has served nearly 300 formerly and currently detained youth through dual enrollment and on-campus programming. The program offers college readiness summer bridge programs,

See **COMMUNITY BRIEFS**, page 22

# Justin Murphy picked as Menlo Park's new city manager

By Cameron Rebosio

The Menlo Park City Council unanimously picked interim City Manager Justin Murphy as the new city manager at a closed session council meeting on June 17.

Murphy has had a long tenure at the city, joining in 1996 as an associate planner and later serving as development services manager, assistant community development director and public works director. Murphy has most recently filled in as interim city manager following the resignation of former

City Manager Starla Jerome-Robinson, who quit just months before her planned retirement.

Murphy has a bachelor's degree from Stanford University in urban studies and a Master of Public Administration degree from the Harvard Kennedy School. He is also a Menlo Park resident.

"I am extremely honored that the City Council has expressed its confidence in me to be the



Justin Murphy

next city manager," Murphy said in a statement. "I am committed to working hand in hand with the City Council and our dedicated city employees to continue delivering excellent public services and to making Menlo Park an even better place for all who live, learn, work and visit here."

The City Council will vote on Murphy's employment contract in open session during a regular council meeting, according to city officials. ■

Email Cameron Rebosio at [crebosio@almanacnews.com](mailto:crebosio@almanacnews.com).

# Counties prepare for COVID-19 rollout for children ages 6 months to 5 years

By Sue Dremann

The long-awaited COVID-19 vaccinations for children ages 6 months to 5 years old became available in San Mateo County this week, San Mateo County Health leaders said in an announcement last week.

The Food and Drug Administration authorized COVID-19 vaccines for children on June 17, and the CDC approved the emergency use of the Pfizer and Moderna vaccines the next day.

The county has been preparing to distribute the vaccines for weeks and was ready to roll as soon as the CDC cleared the way, they said. The shots are administered to children under age 5 at San Mateo Medical Center and at small-scale clinics, but not at county-sponsored shot clinics, Dr. Anand Chabra, county health COVID-19 mass vaccination section chief, told the San Mateo County Board of Supervisors on June 14.

The shots are also available through local clinics at Palo Alto Medical Foundation and Stanford.

In Santa Clara County, health leaders said during a June 17 news conference that the shots will be available at county-sponsored clinics and through local health care providers and pediatricians' offices.

While the vaccines might initially roll out slowly, Santa Clara County expects to eventually be able to provide 1,000 per day, Dr. Ahmad Kamal, COVID-19 director of health care preparedness for the county, said.

The Pfizer-BioNTech and Moderna vaccines come in lower doses than those given

to older children and adults, Kamal said. Children receive a three-shot series of 3-microgram doses of the Pfizer vaccine or one-quarter of the adult dose of the Moderna vaccine in a two-shot series. Both are equally safe and effective, he said.

There are 100,000 children in the county in the 6-month to 5-year age group, and the health leaders urged parents to vaccinate their small children. While children tend to weather illnesses better than older adults, there are still considerable risks to not being vaccinated against COVID-19, the health leaders said.

Nationally, those under age 5 have had the highest rates of hospitalization among children. More than 400 in that age group have died, including one child in Santa Clara County, Dr. Sara Cody, county health officer, said.

Dr. Sarah Rudman, county assistant health officer and mother to a 2-year-old child, said she was surprised to learn that two-thirds of young children who contracted COVID-19 were hospitalized, and up to 5% of children who have had COVID-19 might have long-term effects.

"I'm so relieved to be able to vaccinate my child," she said.

Getting small children to wear a mask or socially distance is a difficult task; having the added layer of vaccine protection so that children don't get sick relieves families of the burden of extra work. "It's a game-changer," she said.

For parents who might be concerned about the vaccine's safety and whether they should immunize their children,

Rudman said as a doctor and a parent, she has reviewed the studies for safety and efficacy.

"The vaccines are incredibly safe," she said, adding that researchers ran multiple trials for months that involved thousands of children. There also is more than a year's worth of data on millions of people in other age groups that has proven the vaccines to be safe and effective, she said.

Rudman said she expected there would be minor side effects. Children who received the vaccinations could be fussy and sleepy and might not eat as much.

"But we're not seeing scary side effects" that were a concern, she said.

The data shows the level of protection in terms of antibodies is similar to what is seen in older children and adults.

Wastewater surveillance data, which tracks the presence and quantity of SARS-CoV-2 virus in the county, is showing the virus is nearly as rampant as it was at the height of the omicron surge, Cody said. "That data generally tracks well with case data," she said.

The largest of the county's four sewersheds, in San Jose, looks as though the levels of virus are just starting to come down. The other sewersheds are "a little bumpy," but might also be starting to edge lower, she said.

Countywide for the entire population, the vaccination rate is at 86%; 70% of people who are eligible for boosters have received at least one shot, Cody said. ■

Email Sue Dremann at [sdremann@paweeekly.com](mailto:sdremann@paweeekly.com).

## REAL ESTATE Q&A

by Monica Corman



### Market Changes

Dear Monica:

**I want to sell my house and buy a smaller one. How should I manage this in a softening market?**

Ellen G.

Dear Ellen:

There are pressures of many kinds in much of the world right now including economic and political ones. These factors are affecting most of our activities, and real estate is one of them.

With the volatility we are seeing in financial markets, the best advice is to use common sense. If you are a buyer, buy for the long term and if you do this, you should be able to ride out market ups and downs. If you are a seller, price it less than you would have priced it in March when the market was stronger.

The strong sellers' market has changed to one more balanced between buyers and sellers. Choose a price that is attractive but is also reasonable considering recent sales. If you do these things, you should be able to manage well in the current market.

Contact me at [monica@monicacorman.com](mailto:monica@monicacorman.com): Office: 650-465-5971, COMPASS. WSJ Nationally Ranked. Real Trends Bay Area Top 100 Agents

## Watch Batteries Only \$10!

Valid for in-store service with original coupon only. Expires July 31, 2022.



### Buyers of Gold, Silver & Unwanted Jewelry

- Fine Jewelry, Gemstones & Custom Design Services
- Certified Estate Jewelry Appraisals
- Jewelry & Watch Repairs Done on Site

650.364.4030

2323 Broadway • Redwood City • [MayersJewelers.net](http://MayersJewelers.net)

Free Parking Available in Jerson Street Garage (1-1/2hrs)

**TOWN OF WOODSIDE  
2955 WOODSIDE ROAD  
WOODSIDE, CA 94062**

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL OF THE TOWN OF WOODSIDE will hold a hybrid public hearing that is compliant with Resolution No. 2022-7494, allowing for the option to attend by teleconference/video conference or in person in Independence Hall, 2955 Woodside Road, Woodside, CA, on Tuesday, July 12, 2022, at 7:00 PM, for:

**Final review of the Draft Cycle 6 (2023-2031) Housing Element Update, and public comments received, prior to submittal to the State Department of Housing and Community Development (HCD).**

The draft Housing Element is available for public review at Woodside Town Hall weekdays from 8:00 AM – 12:00 PM and 1:00 – 5:00 PM, or online at: <https://www.woodsidetown.org/planning/draft-housing-element-public-comment>. For more information, contact Jackie Young, Planning Director, at [jyoung@woodsidetown.org](mailto:jyoung@woodsidetown.org).

All interested parties are invited to submit written comments to [townhall@woodsidetown.org](mailto:townhall@woodsidetown.org) and/or to attend in person or virtually at: <https://us02web.zoom.us/j/85437892933> and give testimony.

# It's showtime again at the Stanford Theatre

Set to reopen on July 9, summer lineup includes Judy Garland musicals, 'Casablanca' and silent comedies

By Heather Zimmerman

Peninsula film lovers will soon be able to once again catch a classic movie and hear the Wurlitzer play when the Stanford Theatre reopens on July 9 after a closure of over two years. The downtown Palo Alto movie palace on Monday announced its long-awaited reopening, posting a summer 2022 schedule on its Facebook page and website.

The Stanford was among the first Peninsula businesses to temporarily close in March 2020, just ahead of the shelter-at-home orders. Theater management took the opportunity of the closure to make behind-the-scenes safety upgrades, which seem to have finished up right on schedule, according to a message posted in June 2021 on the theater's Facebook page. The message announced improvements to the theater's

ventilation, heating and air conditioning systems, as well as seismic upgrades, with an estimated reopening in summer 2022.

While the Stanford often hosts festivals highlighting the works of certain actors or directors — a series of screenings showcasing the works of director and screenwriter Akira Kurosawa was cut short in March 2020 — the theater is welcoming audiences back with a diverse schedule packed with both favorites and some less familiar titles. The theater reopens July 9 and 10 with the swanky Fred Astaire and Ginger Rogers double bill "Top Hat" and "The Gay Divorcee," followed by two comedies starring Deanna Durbin, "It Started With Eve" and "100 Men and a Girl" (July 14-15); and a Humphrey Bogart twofer, with the beloved "Casablanca" and the film-noir thriller "In a Lonely Place" (July 16-17).



Adam Pardee

The Stanford Theatre is set to reopen July 9 with a double bill of Fred and Ginger movies.

Other highlights include: back-to-back Judy Garland musicals with "Meet Me in St. Louis" and "The Wizard of Oz" (Aug. 6-7); dual skewerings of high-society folks with the comedies "The Philadelphia Story" and "Dinner at

Eight" (Aug. 13-14) and two Alfred Hitchcock double bills ratcheting up the suspense, first with "Rear Window" and "To Catch a Thief" (July 28-29) and "North by Northwest" and "Notorious" (Aug. 27-28).

The theater's Wurlitzer organ will get a workout when it accompanies two days of silent comedies: Smalltown boy Harold Lloyd runs into big city trouble in "Safety Last" on Sept. 1 and Buster Keaton's plans go spectacularly off the rails in "The General" on Sept. 2. The pairing of "Roman Holiday" and "Bread, Love and Dreams (Pane, Amore e Fantasia)" offers a late-summer romantic Italian getaway on Sept. 3 and 4, and fittingly, the summer concludes with the director whose celebration was interrupted in 2020, as Kurosawa's "Ran" closes out the schedule on Sept. 15 and 16.

The Stanford Theatre's summer schedule runs July 9-Sept. 16. Find the full lineup of films at [stanfordtheatre.org](http://stanfordtheatre.org). ■

Email A&E Editor  
Heather Zimmerman at  
[hzimmerman@almanacnews.com](mailto:hzimmerman@almanacnews.com).

LEHUA GREENMAN



"There is no need to have it all, just make the best of what you have."

650.245.1845 COMPASS

## Stanford cancels classes due to power outage

Edgewood Fire in San Mateo County said to be the cause

By Sue Dremann

A power failure caused by damage to transmission equipment from the Edgewood Fire in San Mateo County prompted Stanford University to cancel classes on Wednesday, June 22, according to the university.

Stanford sent out an alert on Tuesday afternoon, announcing that one of PG&E's main transmission lines feeding the campus was reportedly down. Efforts were underway to try to transfer power to an alternate line, according to AlertSU, the university's emergency alert system.

The university later announced it was canceling summer session classes, conferences and day camps. Madera Grove, Children's Center of the Stanford Community and Stock Farm Road child care facilities are also closed due to the continued outage.

Cellular service also was affected in some parts of campus and the university distributed

flashlights to student residences that are without generator power.

Employees who work on the main Stanford campus were being encouraged to work from home. Operations at Stanford Redwood City, SLAC National Accelerator Laboratory and the Stanford Research Park was not affected by the outage.

PG&E had not provided an estimated time of power restoration, the university said Tuesday night.

The fire that caused the power failure broke out on Tuesday afternoon in an area near Emerald Hills in Woodside and as of Tuesday night had spread to 25 acres, Cal Fire officials said in a press conference. On

Wednesday morning, Cal Fire reduced the acreage count to 20.

Some power was restored to cooling equipment for Stanford Hospital and other critical infrastructure, the university said on Tuesday evening. Health care services had not been impacted by the outage, according to Stanford's IT department.

On Tuesday, the university set up respite locations for food and access to power on campus and moved portable light stations into some student areas to provide outdoor lighting. Parking garages were closed due to dark conditions.

Email Staff Writer Sue Dremann at [sdremann@paweb.com](mailto:sdremann@paweb.com).

embarcadero media

## Join our team!

We're looking for talented, highly motivated and dynamic people

### Email Marketing Coordinator

Embarcadero Media is looking for an Email Marketing Coordinator — a confident copywriter who knows the nuts and bolts of Mailchimp and has an interest in helping to grow audiences for an independent, community-focused, local news organization.

In addition to email marketing, the Email Marketing Coordinator works more broadly with the marketing team on various projects, marketing tasks, and daily administrative duties that include reporting, live and virtual events, social media, and managing marketing calendars to support the engagement, and outreach of our award-winning print and digital news publications on the Peninsula and in the East Bay.

For details, visit [tinyurl.com/email-mktg](http://tinyurl.com/email-mktg).

450 Cambridge Avenue | Palo Alto, CA 94306 | 650.326.8210  
[EmbarcaderoMediaGroup.com](http://EmbarcaderoMediaGroup.com)

### VACCINE GUIDE

continued from page 5

health department said.

Burgess Pediatrics in Menlo Park starting giving children shots on Tuesday, and recommended Moderna over Pfizer because the Moderna vaccine "has more solid evidence for efficacy and achieves full protection more quickly, with two doses." The Pfizer vaccine is three doses.

Parents concerned about side effects and who can wait three to four months for full

protection can opt for Pfizer for their kids, as it has a "much lower rate of side effects, especially fever," clinic officials wrote.

Investigators in Stanford University's Pfizer pediatric vaccine study emailed participants after the authorization on June 18: "We want to express our sincere gratitude for your partnership over the past months as we worked together to develop a COVID-19 vaccine for young children. Thanks to you, millions of older children across the globe have already been

vaccinated with our COVID-19 vaccine, and now we are able to offer a vaccine for the youngest children."

You can sign your child up for a vaccine through your children's primary care doctor to schedule an appointment. Other options include Walgreens (for ages 3 and up) and CVS (for 18 months and older). Information is also available on [myturn.ca.gov](http://myturn.ca.gov). ■

Email Staff Writer Angela Swartz at [aswartz@almanacnews.com](mailto:aswartz@almanacnews.com).

# Windrider Bay Area Film Forum is back in person for its 13th year

By Heather Zimmerman

After two years of going virtual, the Windrider Bay Area Film Forum is making a return to in-person screenings with two films that seem a perfect fit for the festival's uplifting theme, "Lens of Hope."

Windrider Bay Area marks its 13th year with screenings and filmmaker conversations June 23 and 24 at the Menlo-Atherton Performing Arts Center.

The event kicks off on June 23 with "Come From Away," a film adaptation of a Broadway musical inspired by the true story of how the residents of Gander, a tiny town in Newfoundland, Canada,

welcomed, fed and housed about 7,000 travelers who were stranded by the grounding of air travel in the immediate aftermath of 9/11. The screening will be followed by a Q&A with Christopher Ashley, who directed both the film and stage musical.

The following night's film, "Mission: Joy: Finding Happiness in Troubled Times," explores the strong friendship that religious leaders the Dalai Lama and Archbishop Desmond Tutu maintained until Tutu's death in December 2021. "Mission: Joy" was filmed over five days at the Dalai Lama's residence in Dharamsala, India, and features personal stories and memories from the two

leaders, and looks at how they found ways to create joy amid turbulent times. The film also delves into the neuroscience behind the practice of trying to live with more joy, even in tough times.

A conversation and Q&A follows the screening with the film's co-director and producer Peggy Callahan, Doug Abrams, who is featured in the film, and Dr. Elissa Epel, vice chair of psychiatry at the University of California, San Francisco.

The forum also offers a virtual screening of "Mission: Joy."

The Windrider Bay Area Film Forum takes place June 23-24, 7 p.m. at the Menlo-Atherton Performing Arts



Courtesy Windrider Bay Area Film Forum

Windrider Bay Area Film Forum will screen "Come From Away," based on a true story of how a tiny Newfoundland town sheltered 7,000 travelers stranded in the aftermath of 9/11.

Center, 555 Middlefield Road, Atherton. In-person tickets are \$16.79 and virtual tickets for "Mission: Joy" are \$16.25. For more information, visit

windriderbayarea.org. ■

Email A&E Editor Heather Zimmerman at [hzimmerman@almanacnews.com](mailto:hzimmerman@almanacnews.com)

## CRIME BRIEF

continued from page 6

located a 15-year-old victim near the alley between Manhattan and Euclid Avenue suffering from gunshot wounds. Officers applied first aid before

paramedics transported him to the hospital. He died of his injuries.

The suspects are the two males who had been seen running toward Woodland Avenue after the shooting.

"The presence of privately

owned surveillance cameras and the availability of the footage made the arrests of the suspects and the seizure of the firearm in this case possible," Liu said.

"What is especially troubling is that these suspects showed no remorse after being taken into

custody. It's especially troubling considering their young ages and their total disregard for life," Liu said by phone.

Police are still actively seeking witnesses who might know about or have witnessed the shooting or the events before

and after the homicide. Anyone with information is asked to call acting Cmdr. Angel Sanchez at 650-853-3154. Anonymous tips can also be emailed to [epa@tipnow.org](mailto:epa@tipnow.org) or texted or left via voicemail at 650-409-6792.

—Sue Dremann

June 24, 2022  
2nd Quarter 2022

## AN IMPORTANT NOTICE REQUIRED BY CALIFORNIA DIVISION OF DRINKING WATER

Este aviso contiene información muy importante sobre su agua potable, por favor lea el aviso en español si va aquí incluido. Si el aviso en español no va incluido aquí, contacte al sistema de agua para pedir una copia

The O'Connor Tract Co-Operative Water Company has levels of manganese above the secondary drinking water standard.

Although this is not an emergency, as our customers, you have a right to know what happened, what you should do, and what we are doing to correct this situation. Our water system is in violation of a secondary drinking water standard. Violation of a secondary standard does not pose an immediate threat to health.

We routinely monitor for the presence of drinking water contaminants. Average results for water samples for the last four quarters have manganese levels of 56 ppb in well #1 and 143 ppb in well #2 (ppb=parts per billion). This is above the secondary drinking water standard, or secondary maximum contaminant level of 50 ppb.

Manganese concentrations above the standard may have an effect on taste and tend to leave black deposits in some plumbing systems.

### What should I do?

- You do not need to use an alternative water supply (e.g., bottled water). There is no health risk.
- If you have other health issues concerning the consumption of this water, you may wish to consult your doctor.

### What happened? What is being done?

O'Connor Water has been above the secondary standard for manganese for many years, and this has been described to members in the annual Report on Water Quality Measurements. Recent state regulations have imposed stricter requirements for complying with the secondary standard for manganese. The state has issued the company a citation for noncompliance. The state ordered the company to start quarterly monitoring in February 2012, and this monitoring is still ongoing at both wells. The state also required that manganese monitoring be continued quarterly and that the results of these tests be reported to all water consumers.

The Company is working with State agencies and the City of Menlo Park to complete the planning of a manganese treatment facility that will then be installed and operational on the Company's property.

Please share this information with all the other people who drink this water, especially those who may not have received this public notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this public notice in a public place or distributing copies by hand or mail.

For further information contact:

Secretary-Treasurer Telephone 650-321-2723 Email: [oconnorwater@gmail.com](mailto:oconnorwater@gmail.com)  
O'Connor Tract Co-Operative Water Co., System 41 10019  
P.O. Box 1375, Palo Alto, California 94302-1375

**We'd make amazing muffins together**

**Get tips to prevent waste**

**#ShopYourFridgeFirst | LoveFoodNotWaste.org**

1367 CAÑADA ROAD, WOODSIDE



\$4,995,000 • 2 Bed • 2 Bath • 1367Canada.com



**Erika Demma**  
650.740.2970  
DRE 01230766

1369 CAÑADA ROAD, WOODSIDE



\$4,750,000 • 2 Bed • 1 Bath • 1369Canada.com



**Erika Demma**  
650.740.2970  
DRE 01230766

151 ERICA WAY, PORTOLA VALLEY



\$3,750,000 • 4 Bed • 2 Bath • 151Erica.com



**Carol Carnevale, Nicole Aron, James Steele**  
650.740.7954  
DRE 00946687 / 00952657 / 01872027

67 LOCKE COURT, SONOMA



\$4,995,000 • 6 Bed • 5 Bath • sonomavalleycompound.com



**Peter Colbert and Mark Altes**  
415.798.0203 / 707.235.3249  
DRE 01703429 / 1719069

1728 EMERSON STREET, PALO ALTO



\$4,190,000 • 3 Bed • 2.5 Bath • 1728Emerson.com



**Carol Carnevale, Nicole Aron, James Steele**  
650.740.7954  
DRE 00946687 / 00952657 / 01872027

3549 JULIE COURT, PALO ALTO



\$3,700,000 • 4 Bed • 2.5 Bath • 3549Julie.com



**Carol Carnevale, Nicole Aron, James Steele**  
650.740.7954  
DRE 00946687 / 00952657 / 01872027

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

**COMPASS**  
compass.com

14309 STANFORD COURT, LOS ALTOS HILLS



\$3,500,000 • 5 Bed • 3 Bath • 14309Stanford.com



**Carol Carnevale, Nicole Aron, James Steele**  
650.740.7954  
DRE 00946687 / 00952657 / 01872027

139 WINDSOR DRIVE, SAN CARLOS



\$3,350,000 • 4 Bed • 3.5 Bath • 139Windsor.com



**Supriya Gavande**  
650.556.3890  
DRE 01856590

515 RHODES DRIVE, PALO ALTO



\$3,248,000 • 3 Bed • 2 Bath • beyondre.marketing/515-Rhodes-Drive



**Jean-Luc Laminette**  
650.833.9336  
DRE 01847917

100 FIRST STREET #218, LOS ALTOS



\$3,198,000 • 2 Bed • 2 Bath • 100First218.com



**Susan Sims**  
650.743.1838  
DRE 01408349

619 PARTRIDGE STREET, MENLO PARK



\$3,000,000 • 4 Bed • 3 Bath • kathleenwilsonhomes.com



**Kathleen Wilson**  
650.207.2017  
DRE 00902501

1960 SANTA CRUZ AVE, MENLO PARK



\$2,199,000 • 3 Bed • 2 Bath • danacarmelluxurylistings.com



**Dana Carmel**  
650.804.2393  
DRE 02076519

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

## FIRE

*continued from page 1*

Bay and Blue Ridge.

Incarcerated firefighters from the Ben Lomond Conservation Camp, including 23 inmates and three fire captains, were also battling the blaze. Ben Lomond is one of more than 35 “fire camps” statewide that provide on-the-ground support to emergency responders. Inmate firefighters earn \$2.90 to \$5.12 per day on regular assignments and \$1 per hour on emergency assignments, according to their website.

Though officials could not comment on the nature of the firefighters’ injuries, Juliette said they were working right up next to the fire, battling hot temperatures, steep hills, and heavy gear and equipment.

### Tuesday fire forces evacuations

For Emerald Hills residents, Tuesday took a dramatic turn when a heat wave became a full-on fire evacuation. Two fires broke around 2:30 p.m., prompting evacuation orders for areas of Emerald Hills and Woodside.

Among those forced to leave were Jacqui Bellini-Murray, who just last year moved from San Carlos to Emerald Hills with her husband and teenage son. Bellini-Murray, who works remotely for a biotech company, was on a Zoom call around 3 p.m. Tuesday afternoon when the power suddenly shut off.

“We just thought, ‘Oh, it’s really hot, no big deal,’” she said. “And then maybe 15 minutes later, my husband ... was sitting in the backyard, and he’s like,

‘There’s smoke. It looks like maybe there’s a fire.’”

They watched as smoke plumed and planes swooped down, dumping water and fire retardant over the mountains. Not 45 minutes later, an official from the San Mateo County Sheriff’s Office knocked on their door and ordered them to evacuate.

“We probably were out of there within 10 minutes,” she said.

### Neighborhood residents were running down the street screaming to neighbors to call 911 to report a fire.

Like many others from the Emerald Hills neighborhood, Bellini-Murray and her family had found themselves staying in a hotel mere minutes away on the other side of Redwood City.

“We’re in a hotel and just kind of camping,” she said, laughing in disbelief. “Just a little bit ago, I ordered DoorDash, and the front desk is just slammed ... It’s all evacuees, which sounds so weird, right?”

As of 5:30 p.m. Tuesday, the six-alarm Edgewood Fire, which was in a canyon, had spread to 25 acres in a corner of land between Woodside, Redwood City and Edgewood County Park. The fire was moving in a north to northwest direction toward Cañada Road and areas in south Woodside and toward the town. Air tankers were dropping both water and significant amounts of fire retardant, and would continue until it fell dark,



*Courtesy Chris Golden*

A CalFire aircraft flies past smoke from the Edgewood and Colton fires in Emerald Hills on June 21.

according to Chief Rob Lindner of the Woodside Fire Protection District. Officials said they were aggressively attacking the blaze.

Abigail Keyes, who currently resides in Washington state, was spending the weekend with her parents at their home in Emerald Hills. The family stepped out Tuesday early afternoon to mail a package at Woodside Plaza, but when they arrived, the UPS store was without power and redirected them elsewhere. That, plus the rising smoke in the distance, tipped them off.

“We came back to an evacuation warning,” Keyes said. She called her partner at home,

and while they were on the phone, the warning became an order. Soon after, Redwood City Police officers and county Sheriff’s Deputies were going door-to-door.

Interstate Highway 280 remained open but experienced significant smoke during the blaze.

The cause of the fire was still under investigation, PG&E spokesperson Karly Hernandez said in an email Tuesday. The PG&E substation on Cañada Road was under threat from the fire and crews were stationed at the site, officials at the press conference said. The fire has caused significant blackouts including parts of Stanford University, Redwood City, Woodside and San Carlos.

Almanac reporter Cameron Rebosio, who was in the Emerald Hills area, said she heard a loud explosion around 2:30 p.m. followed by a power outage. A large cloud of smoke rose over

Edgewood Park, and almost immediately, neighborhood residents were running down the street screaming to neighbors to call 911 to report a fire.

Within minutes, 911 dispatchers were answering the phone by asking if callers were requesting help with the Edgewood Fire. Several residents began leaving their homes when large flames were visible near the intersection of Hillcrest Way and Sunset Way, but many stayed behind for several hours to collect personal items and wait for updates from firefighters.

A smaller fire of several acres, the Colton Fire, located at Colton Court to the south, was contained shortly before 4 p.m. on Tuesday. ■

*Email staff writers Leah Worthington, Angela Swartz and Sue Dremann at [lworthington@rwcpcpulse.com](mailto:lworthington@rwcpcpulse.com), [aswartz@almanacnews.com](mailto:aswartz@almanacnews.com) and [sdremann@paweekly.com](mailto:sdremann@paweekly.com).*



*Courtesy Johanna Rasmussen*

Redwood City resident Johanna Rasmussen took this photo of the Edgewood fire on June 21.



*Magali Gauthier*

Chief Rob Lindner of the Woodside Fire Protection District speaks to the media at a press conference at Station 19 in Redwood City on June 21.

# Get your home the attention it deserves.

Whether maximizing the value of your home or finding the home of your dreams, our agents provide incomparable service at all price points. We're locally rooted and globally connected.

*Nothing Compares.*  
**GOLDENGATESIR.COM**



2067 Ashton Avenue, Menlo Park  
OFFERED AT \$2,398,000

**MICHAEL DREYFUS**  
650.644.3474 LICENSE# 01121795  
**NOELLE QUEEN**  
650.427.9211 LICENSE# 01917593



164 Hedge Road, Menlo Park  
OFFERED AT \$1,898,000

**OMAR KINAAN**  
650.776.2828 LICENSE# 01723115



744 Guinda Street, Palo Alto  
OFFERED AT \$5,200,000

**JOHN YOUNG**  
650.862.2122 LICENSE# 02036387  
**GLORIA YOUNG**  
650.380.9918 LICENSE# 01895672



1885 Guinda Street, Palo Alto  
OFFERED AT \$3,999,000

**MARGOT LOCKWOOD**  
650.400.2528 LICENSE# 01017519  
**RICKY FLORES**  
408.565.5626 LICENSE# 02027985



2105 Ward Way, Woodside  
OFFERED AT \$3,995,000

**CHRIS IVERSON**  
650.450.0450 LICENSE# 01708130



1430 Bear Gulch Road, Woodside  
OFFERED AT \$4,500,000

**KATHRYN BEDBURY**  
650.740.4494 LICENSE# 01817656



285 Ridgeway Road, Woodside  
OFFERED AT \$5,250,000

**ELLEN ASHLEY**  
650.888.1886 LICENSE# 01364212



18 Santiago Avenue, Atherton  
OFFERED AT \$21,500,000

**MARY JO MCCARTHY**  
650.400.6364 LICENSE# 01354295



2535 Woodland Place, Emerald Hills  
OFFERED AT \$1,749,000

**OMAR KINAAN**  
650.776.2828 LICENSE# 01723115



1426 Via Vista, San Mateo  
OFFERED AT \$849,000

**CARRIE DU BOIS**  
650.766.9069 LICENSE# 01179769



615 Port Drive #101, San Mateo  
OFFERED AT \$899,000

**RICKY FLORES**  
408.565.5626 LICENSE# 02027985  
**MARGOT LOCKWOOD**  
650.400.2528 LICENSE# 01017519



380 Selby Lane, Atherton  
OFFERED AT \$10,500,000

**BARBARA TELESKO CURLEY**  
650.861.2488 LICENSE# 01837664



599 Edgewood Road, Redwood City  
OFFERED AT \$2,998,000

**JOHN SHROYER**  
650.787.2121 LICENSE# 00613370



2610 Carson Street, Redwood City  
OFFERED AT \$2,995,000

**RICKY FLORES**  
408.565.5626 LICENSE# 02027985  
**MARGOT LOCKWOOD**  
650.400.2528 LICENSE# 01017519



542 Live Oak Lane, Redwood City  
OFFERED AT \$3,475,000

**KERWIN COWPERTHWAIT GROUP**  
650.851.8030 LICENSE# 01012887



345 Bowsprit Drive, Redwood City  
OFFERED AT \$2,750,000

**SUE LEHR MITCHELL**  
650.619.9311 LICENSE# 01087715



## 3525 PARTITION ROAD WOODSIDE



### SPACIOUS AND LUXURIOUS ON 1.1 ACRES

Quintessential Woodside grounds of over an acre encircle this expansive home that offers luxurious living space and a bright, airy ambiance inspired by its incredible surroundings. With 6 bedrooms, 5.5 bathrooms, and over 4,900 square feet of space, including a guest house and gym, this home provides plenty of room for both entertaining and everyday living. The main home floorplan enjoys refreshed interiors with high-end appointments, with highlights that include 4 fireplaces, large formal rooms, a chef's kitchen, a convenient office, and an inviting family room beneath a soaring cathedral ceiling. The remodeled primary suite offers a relaxing retreat with a spa-inspired bathroom, while an additional primary suite provides private space for friends and family. Sprawling, peaceful grounds invite al fresco enjoyment on a grand scale and offer a true indoor/outdoor lifestyle, with a gorgeous pool, spa, sauna, and built-in grill. And though you will feel far removed from the hustle and bustle of Silicon Valley, this home is just a 5-minute drive to The Village of Woodside, convenient to Interstate 280, and offers access to highly sought-after Woodside Elementary (buyer to verify eligibility).

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

**3525Partition.com**

Offered at \$5,988,000

Listed by the DeLeon Team • 2.5% Commission Paid to Buyer's Agent • Waived if DeLeon Buyer's Agent

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 | DELEONREALTY.COM | DeLeon Realty, Inc.





## 97 RIDGE VIEW DRIVE ATHERTON



### GRAND ATHERTON ESTATE ON 2.16 ACRES

Supreme privacy and unmatched luxury await in this European-inspired Atherton estate nestled on a spectacular lot of 2.16 acres. A courtyard entrance with a cascading 9-tier waterfall welcomes you, and once inside, over 9,100 square feet of elegant living space has been stylishly appointed with stained and leaded glass, dazzling chandeliers, and custom wall-coverings, while upgrades such as new paint and new carpet give the home a refreshed ambiance. Enjoy expansive formal rooms scaled for entertaining, a gourmet kitchen, executive office, and a delightful Parisian wine cellar and Old English bar. Accommodations include 5 bedrooms and 6.5 bathrooms, the crown jewel of which is the palatial primary suite with a fireplace and spa-inspired bathroom, while the detached guest home offers an additional bedroom and bathroom. Experience true indoor/outdoor living on the jaw-dropping grounds featuring a pool with a swim-through grotto. Convenient to Stanford University, Sand Hill Road, and both downtown Menlo Park and Palo Alto, this impressive estate is also served by acclaimed Las Lomitas schools, with top private schools close at hand (buyer to verify eligibility).

### BY APPOINTMENT ONLY

[97RidgeViewDr.com](http://97RidgeViewDr.com)

Offered at \$11,988,000

**RECENTLY RENOVATED**

Listed by the DeLeon Team • 2.5% Commission Paid to Buyer's Agent • Waived if DeLeon Buyer's Agent

Michael Repka, DRE #01854880 | 650.900.7000 | [michael@deleonrealty.com](mailto:michael@deleonrealty.com)  
中文諮詢請聯繫 Audrey Sun, DRE #01933274 電話: 650.785.5822 | [DELEONREALTY.COM](http://DELEONREALTY.COM) | DeLeon Realty, Inc.



# Redefining downtowns

Peninsula cities bank on a 1970s planning tool to bring in new housing

By Gennady Sheyner

There was a time, not too long ago, when gunshots and the drone of court hearings played like a soundtrack to Prince Wilson's life.

In 2011, his son Adam died after a shooting in an Oakland bar. Two years ago, his other son was shot in the leg. When the son's friend helped him to the car and the two drove away, a gunman shot and killed the friend at 98th Street and MacArthur Boulevard, Wilson said.

The personal tragedies and Oakland's climate of violence took their toll on Wilson, 65, and his family. He and his wife divorced after Adam's murder but got back together two years later. They split again after the more recent shooting.

A U.S. Army veteran who was born and raised in Oakland, Wilson needed to get away, but his options were limited. He moved to Modesto and found shelter in a complex for individuals with disabilities, where he spent six years before the place was shut down because of building code violations, he said in an interview. He crashed on couches, lived in his car and moved in with his brother for a month before finding shelter in San Jose through the nonprofit LifeMoves in early 2021. That helped, but it was, at best, a temporary solution.

His housing instability was compounded by health issues. Wilson, a custodian with the Oakland Unified School District, retired in 2006 after suffering a stroke that weakened the left side of his body. More recently, he had two throat surgeries and a heart surgery to replace five valves, he said.

But things turned around last May, when Wilson became one of the first tenants at Arroyo Green, a newly constructed 117-apartment complex in downtown Redwood City. Developed by the nonprofit MidPen Housing, Arroyo Green is part of a residential boom that has brought more than 4,000 new residential units to Redwood City since 2015.

Now Wilson, in addition to going to occupational therapy, physical therapy and volunteering at VA Palo Alto Healthcare Systems, has another routine: visiting the building's game room in the evening, putting on some Al Green and working on his pool shot. "I like to see if I still got it," Wilson recently told this news organization.

Arroyo Green welcomed its first residents in March 2021.

When Wilson arrived two months later the hallways were mostly empty, the common areas were quiet and the parking garages full of vacant spaces, he said. Gradually, more people moved in and the place became more vibrant as common spaces that were restricted during the pandemic began to open up to the tenants.

He recalled an incident last month when he was taking out the garbage in his electric mobility scooter and a woman in her 80s came up to him, grabbed his hand and asked him if she could help him — a gesture that surprised and delighted him. On the weekends, he sometimes rides his electric scooter downtown to shop or check out the outdoor bands.

"There's a lot of stuff for families and kids to do," Wilson said in late April. "It's different from going to sleep with gunshots in Oakland to coming here where it's so quiet that I can't sleep."

Mary Romanola, who moved into Arroyo Green in June 2021, also credits the new development with saving her from a precarious situation. Shortly after retiring from her job as an adjudicator for unemployment, Romanola, 66, found herself unable to afford rent. She and her daughter initially moved in with her mother. When her mother had to be placed into a retirement home, Romanola moved in with her ex-husband. The situation, she said, was a "nightmare." During the turbulent period, which was marked by visits from social workers and nurses, Romanola learned that she qualified for an apartment in Redwood City.

"I cried when I walked in here," Romanola said in an interview in her apartment. "My girlfriend was with me and I said, 'Finally!'"

Last month, Wilson joined dozens of housing advocates, MidPen Housing leaders and Redwood City officials for the delayed grand opening of Arroyo Green. Recalling his personal experiences, he said the move to Arroyo Green changed life for the better. He said he lives by the adage, "Walk by faith, not by sight."

"I walked by faith to my new apartment," Wilson said.

## The rise of the precise plan

Faith may have brought Wilson to Arroyo Green, but it took a lot of planning to bring Arroyo Green to Redwood City.

And no city planning tool has been as instrumental in the



Magali Gauthier

Arroyo Green, which celebrated its grand opening last month, is part of a wave of Redwood City projects that have been completed under the city's Downtown Precise Plan. The development features 117 apartments for seniors earning up to 50% of the area median income.

creation of this project and the many other residential developments that have recently opened up in downtown Redwood City than its Downtown Precise Plan, a document that the City Council approved in 2011 and that over the past decade helped turn the city into a regional leader when it comes to housing production.

Mayor Giselle Hale told the assembled crowd during the May 25 event at Arroyo Green that the city currently has 1,200 new affordable units in 22 developments that are either under construction, approved or proposed. She also noted that within a block of Arroyo Green there are 900 new and proposed housing units, which include senior housing, apartments for extremely low income individuals, market-rate housing and workforce housing.

"Arroyo Green is a true example of collaboration, innovation and long-range planning in government," Hale said.

Redwood City is one of many cities on the Peninsula and around the Bay Area that are relying on precise plans — or their slightly more prescriptive cousins, specific plans — to transform their downtowns. Such plans promote a desired vision for a particular area of the city by creating a specific set of zoning rules and development standards. Any projects tailored to meet these standards gets on the fast track toward approval.

In 2012, a year after the Redwood City council approved its vision document, Menlo Park passed its own downtown specific plan, which focuses on El Camino Real and Santa Cruz Avenue. Some of the biggest and most ambitious projects in the city's development pipeline, including Stanford University's Middle Plaza at 500 El Camino Real and the Springline

development at 1300 El Camino Real, were either sparked by the downtown plan or reshaped because of it.

"We're starting to finally experience the renaissance that people have wanted in our downtown," Menlo Park City Council member Ray Mueller said during a recent interview about the 2012 downtown specific plan.

The city of Mountain View has embraced specific plans with particular gusto. It approved its downtown plan in 1988, and city officials credit it with transforming Castro Street into the vibrant pedestrian-friendly destination it is today. These days, Mountain View staff are revising the plan to enhance historic preservation, refine design rules for new developments and ban administrative offices such as tech headquarters from taking up ground-floor retail space along a portion of Castro, a change designed to attract more retail and, in the parlance of city planners, "activate" the street.

After that, the City Council plans to take a broader look at the downtown plan and consider more significant revisions, including potentially ways to encourage the construction of housing. Mayor Lucas Ramirez told this news organization.

Palo Alto, which has been far more cautious than its neighbors when it comes to growth, is an outlier by not having a long-range plan specific to its downtown area. While its land-use bible, the Comprehensive Plan, calls on the city to "evaluate developing a specific or precise plan for the downtown, California Avenue, and El Camino Real areas," the City Council has been in no rush to put that program into effect.

The city is, however, now considering moving ahead with



Gennady Sheyner

Prince Wilson, a resident of Arroyo Green, shows a certificate of appreciation that he received from the Alameda District Attorney's Office.

a more constrained version of a downtown specific plan, which would focus almost exclusively on housing. The city just received an \$800,000 grant from the Metropolitan Transportation Commission to move ahead with the planning effort, which city staff estimates will take about three years to complete.

Area plans — whether precise or specific — are far from new. The planning tool was developed in the late 1970s, when California was growing and state officials were looking for ways to construct more housing, discourage sprawl and enhance public amenities such as transit and retail in city centers.

In 1978, the state released a document titled "An Urban Strategy for California" that established new policies for specific plans, including exempting developments that meet the

standards of these plans from the stringent review requirements of the California Environmental Quality Act (CEQA). The CEQA exemption, the document states, “will speed construction and thereby help reduce housing costs.”

The tool took on new powers in 1984, when California adopted a law specifying that any residential project or zone change that is undertaken to implement — and is consistent with — a specific plan for which an environmental impact report has been certified is exempt from the provisions of Division 13, which governs environmental reviews. In effect, it helped speed up the approval process for developments compatible with city plans.

The mission outlined in 1978 remains as urgent today, as California wrestles with a gaping housing shortage and local municipalities find themselves facing state mandates that require them to boost their residential development or risk losing land-use powers. For many cities, precise plans are a key to meeting the housing targets spelled out by the Regional Housing Needs Allocation (RHNA).

That, in itself, represents a shift. Aaron Akin, who worked as planning director in Palo Alto and Redwood City and who is now principal and co-owner of the land-use consulting firm Good City Company, said that a decade ago, when Redwood City was adopting its plan, its big focus was to revitalize the downtown. City leaders were open to allowing commercial and mixed-used development in the early phase of the plan so that this growth could support housing in the plan’s later phase.

Here and elsewhere, downtown specific plans serve as tools to generate more residential construction.

“It’s structured that way because of RHNA allocations. ... You need places to put your (residential) units, and downtown seems like a pretty logical place,” Akin said.

When it comes to Arroyo Green, the city’s downtown specific plan accomplished exactly what the state’s 1978 document had envisioned. Andrew Bielak, associate director of housing development at MidPen Housing, said the organization was able to go through Redwood City’s formal entitlement process in just six months, including approvals by the city’s Planning Commission and Architectural Advisory Committee. It broke ground on construction in 2019, and tenants began to move into the complex in March 2021.

The existence of the specific plan made the city-owned site at 707 Bradford St. appealing for MidPen Housing because

it made the planning process predictable, Bielak said. MidPen Housing knew exactly what type of building category it would fit into under the plan and which guidelines it would have to follow to get the city’s approval, he said.

“We knew the city was committed to ensuring that this had a planning process that could be streamlined, that would allow us to proceed on a timeline that would make it happen quite quickly in the affordable housing world — relatively quickly in any development world,” Bielak said. “It was definitely a fast process, and the Downtown Precise Plan definitely was significant in that.”

### Redwood City: A residential boom

As far as downtown specific plans go, Redwood City’s is particularly broad and ambitious, touching on everything from housing production and historical preservation to transportation improvements and economic vitality.

Its main goal, according to the plan, is to “restore Downtown as the indispensable hub of the City where a mix of diverse services, conveniences, experiences and lifestyle choices are provided in a way that preserves Downtown’s rich supply of historic resources, while remaining appropriate to the social and economic conditions of life in the 21st Century.”

“The community intends to create a visually appealing and memorable urban district that is the primary iconic image that stands for Redwood City,” the plan states.

Arroyo Green is one of eight Redwood City projects that have already been completed under the Downtown Precise Plan, which caps new development in the downtown area at 2,500 residential units, 574,667 square feet of commercial space and 100,000 square feet of retail. Three more projects are under construction, according to the city, while nine others have been proposed and are awaiting approval.

The projects vary in size and type. The biggest builder in the downtown area is Greystar Development, which received the go-ahead to construct two eight-story residential developments at 1305 El Camino Real and 1409 El Camino Real that between them include 487 apartments. The company also received the green light for a seven-story residential development with 175 housing units at 103 Wilson St., a project that involved merging seven parcels into one lot.

Other completed projects in the Downtown Precise Plan area include a five-story office-and-retail building at 815 Hamilton Ave. at the rear of Fox Theatre;



Magali Gauthier

Redwood City Mayor Giselle Hale tells people at the May 25 grand opening of Arroyo Green that the city has exceeded the state’s mandate for housing.

an eight-story office building at 601 Marshall St. and a four-story development with two stories of retail and two of office space at 2075 Broadway.

While the downtown boom in Redwood City unfurled relatively quickly, the plan that made it possible was several decades in the making. City leaders planted the seeds for the downtown plan in 1998, when they created a task force composed of residents, businesses and property owners charged with developing a new vision for what was then a sleepy downtown with few options for food or entertainment. City Council member Jeff Gee, who served on the city’s architecture review committee back then and who became involved in the effort, said there weren’t many reasons for people to stop in downtown Redwood City. Most people just drove through it.

“The group wanted Redwood City to be the Peninsula hub for entertainment: They wanted vitality and a vibrant downtown, and the City Council embraced it,” Gee said in an interview.

The downtown plan that the council adopted in 2007 clearly reflected Redwood City’s urban ambitions. One of its strategies is to provide “vitality, amenities and a range of entertainment, shopping and cultural offerings that suburban residents are used to finding in San Francisco or San Jose.”

Another strategy calls for promoting dense housing options, enhanced public transit service and station amenities, a wide range of entertainment, cultural, retail and restaurant offerings, and a strong employment district.

Not everyone was thrilled about this vision. The council’s initial attempt to advance the plan was halted in 2007, when local attorney Joe Carcione sued the city, arguing that the downtown plan had failed to adequately consider the impact of the new large buildings’ shadows.

It took more than three years for the city to resolve the litigation, complete the necessary

studies and formally adopt the plan. That’s when construction really took off, Gee said.

“When the litigation was resolved, there was a lot of pent-up demand. Everything happened at the same time. A lot of projects came forward at the same time. A lot of construction happened at the same time.

“The result of the completion of that work is that there’s an energy and vitality in downtown now,” Gee said.

### Menlo Park: A taste of big-city life

While residents at Arroyo Green have already settled in, the Springline development in downtown Menlo Park is weeks away from offering its first leases.

Located at 1300 El Camino, the mixed-use project includes 183 apartments, about 200,000 square feet of office space and an assortment of bars and restaurants that the developer, Presidio Bay Ventures, plans to open later this year.

Initially known as Station 1300, the project was pitched by Greenheart Development Co. and approved in 2017. In early 2020, Presidio Bay Ventures took over the project from Greenheart.

Recognizing the changing nature of workplace culture due to the pandemic, Presidio Bay has restructured the project for the new era, incorporating more flexible and outdoor work spaces, enhancing HVAC systems to improve indoor air quality and conducting a “top to bottom” revision of the floor plans and architectural elements to allow multi-tenanting in the two commercial buildings, said K. Cyrus Sanandaji, managing director of Presidio Bay Ventures.

Last November, Presidio Bay announced that the first commercial tenants would be Canopy, a workspace company with a location in San Francisco, and a private equity firm called Symphony Technology Group. Since then, it has announced other tenants including Genesys, a

software company, the law firm Kilpatrick Townsend & Stockton LLP, and the venture capital firm Menlo Ventures.

The push for more commercial development is not without risk at a time when working from home has become the norm for office workers. According to WFH Research, a collaboration that includes Professor Nicholas Bloom of Stanford University, even the increasingly popular “hybrid” model of work, in which employees come to the office a few days per week, looks nothing like companies’ pre-pandemic workplace norms.

WFH Research has been regularly surveying workers on their plans to return to the office, and the April survey, which was released last month, showed the number of work-at-home days at 2.3 per week — still almost half of the time.

In San Francisco, the trend has jolted the downtown area, where office attendance was at just 26.4% in late May, according to a June 12 story in the San Francisco Chronicle, which cited an analysis from Kastle Systems, a security company that monitors access card swipes.

Suburbs, however, have been largely spared the pain. Though Santa Cruz Avenue has 11 vacancies according to Menlo Park’s recent downtown economic study, Presidio Bay is bullish on downtown Menlo Park and its new commercial venture. In talking to prospective tenants during the pandemic, the company recognized that a hybrid workplace is the solution that many companies are looking for, Sanandaji told this news organization.

Springline’s two three-story commercial buildings feature flexible spaces that various tenants can use for events, meetings and overflow areas. The flexibility made it easier for companies to commit to leases even without having a clear idea of how much space they’ll need for their office employees.

“What we underestimated was the resiliency of the suburban markets and the choice that a lot of occupiers have made to optimize for commute and lifestyle as a result of the pandemic,” Sanandaji said.

Springline is among the most ambitious new projects in the area covered by Menlo Park’s downtown plan, which runs along El Camino from the city’s northern boundary to Watkins Avenue and which includes a vibrant stretch of Santa Cruz Avenue between University Drive and the Caltrain corridor. Compared to Redwood City, which swung for the fences with its downtown plan, Menlo Park has taken a relatively moderate

See **DOWNTOWNS**, page 20

>>5K 10K HALF MARATHON

MARK YOUR CALENDAR 09 • 09 • 22

38th Annual

PALO ALTO WEEKLY

# MOONLIGHT RUN & WALK

PRESENTED BY CITY OF PALO ALTO

Early Bird  
SPECIAL

SAVE \$5  
NOW-JULY 31

REGISTER:

[WWW.PALOALTOONLINE.COM/MOONLIGHT\\_RUN](http://WWW.PALOALTOONLINE.COM/MOONLIGHT_RUN)

SPONSORED BY



Chan  
Zuckerberg  
Initiative



Stanford  
HEALTH CARE  
STANFORD MEDICINE



WILSON SONSINI  
FOUNDATION

WealthArchitects



CORPORATE

EVENT & COMMUNITY



177 BOLIVAR LANE  
PORTOLA VALLEY



## MOUNTAINSIDE RETREAT WITH SPECTACULAR VIEWS ON 2.7 ACRES

Abundant privacy and an instant connection to the natural beauty of Portola Valley highlight this magnificent 7-bedroom, 6.5-bathroom entertainer's dream set on 2.7 acres at the end of a non-through street. As you make your way through the gated driveway, you will immediately be struck by spectacular views that stretch to the San Francisco Bay and beyond. Approximately 6,000 total square feet of space evokes the feel of a cozy mountainside retreat, with highlights that include multiple fireplaces, expansive formal rooms, a chef's kitchen with numerous high-end appliances, and a gym with sauna. Experience true indoor/outdoor living as multiple rooms open to the peaceful, sprawling grounds that include a pool and patio area with a built-in grill, plus a fountain, planter boxes, a barn, and a deck that enjoys the perfect vantage point to take in the home's incredible surroundings. Plus, the detached guest house offers a bedroom, bathroom, and living area. Find yourself just 1.5 miles to the shops and restaurants of Ladera Country Shopper, a 5-minute drive to Interstate 280, and with access to top-ranked schools (buyer to verify eligibility). This home stands ready to provide you with the ultimate Portola Valley lifestyle.

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

[www.177Bolivar.com](http://www.177Bolivar.com)

Offered at \$7,988,000

Listed by the DeLeon Team • 2.5% Commission Paid to Buyer's Agent • Waived if DeLeon Buyer's Agent

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 | DELEONREALTY.COM | DeLeon Realty, Inc. | DRE #01903224



## DOWNTOWNS

continued from page 17

approach that emphasizes retention of the city's "village character."

While vitality is a theme, there is little talk in El Camino Real and Downtown Specific Plan of rivaling San Jose and San Francisco and little appetite for approving eight-story buildings. The focus is instead to develop vacant lots, revitalize underutilized parcels, improve pedestrian amenities on Santa Cruz Avenue, provide plaza and park spaces, expand shopping and dining opportunities and improve east-west connectivity.

"The plan area offers ample opportunities and constraints for improvements, particularly as they relate to the community's desires for enhanced pedestrian amenities and public spaces, a revitalized El Camino Real, an active, vibrant downtown and improved pedestrian and bicycle connections," states the plan, which grew out of a series of community meetings in 2009 and which the council approved in 2012.

The downtown plan established a cap of 474,000 square feet of new non-residential development and 680 residential units, and the city is now close to those goals. According to the city's summary of Downtown Specific Plan projects, Menlo Park had approved 411,841 of new non-residential development, 87% of the limit, and 526 residential units as of this month. The city has also seen 518 new residential units, either proposed or approved, within 17 projects in the downtown plan area since the document's adoption, according to the city.

Menlo Park may not have been looking to emulate big cities when it adopted its new downtown plan, but big-city living has found Menlo Park. The roster of tenants at the new Springline development will include Burma Love, Che Fico and Andytown Coffee Roasters, all of which have their flagship locations in San Francisco; Barebottle Brew Co., a brewery with taprooms in San Francisco and Santa Clara; and Robin, a high-end Japanese restaurant in San Francisco whose dishes range from \$99 to \$199.

Canteen, a wine bar and cafe being launched by Greg Kuzia Carmel, owner of the popular downtown restaurant Camper, will also set up shop at Springline. And its most recent tenant is Mirame, a high-end Mexican restaurant that has a location in Beverly Hills.

"What we were able to do was marry the best of both worlds — give more folks in suburban markets the urban experience in the form of amenity and hospitality

standpoint," Sanandaji said.

Whether or not the Springline project is consistent with the plans goal to retain Menlo Park's "village character," it solves a problem that has been befuddling leaders for the past 17 years: what to do with the empty lot in a prime location that has been vacant since its former occupant, a Cadillac dealership, departed in 2005. This lot, and other vacant parcels around the town, have long been seen as an impediment to the vitality of the local economy and a contributor to the city's derisive moniker, Menlo Dark.

"One thing I consistently heard when I first got involved in government was that people were just so embarrassed by those lots," said Mueller, who reviewed the downtown plan as a member of the Transportation Commission before he joined the council in 2012. "We had these open car lots that were just an embarrassment to people when they'd come and visit. They think you live in a beautiful place, but there's these lots that look like just condemned empty buildings in the middle of the city."

Prior efforts to develop in the area have encountered intense community pushback. In 2006, a group of residents rallied to oppose an approved development with 135 condominiums and 22,525 commercial space at a 3.5-acre site adjacent to 1300 El Camino Real, which critics said would bring too much traffic and overwhelm the school system. (An advertisement from the group fighting the development characterized it as "Manhattanization of Menlo Park.")

The referendum petition opposing what was known as the Derry project prompted the council to return to negotiations with the developer, O'Brien Group. The project ultimately fizzled.

The acrimony over the Derry project and general opposition from residents to "spot zoning" for downtown parcels pushed

the city to launch the downtown plan. With the city caught in a recession, a key goal at the time was to ensure that the economics worked out for both the downtown area and for the city at large, Mueller said. This meant attracting new hotels and Class 1A office buildings that would provide the tax and other revenues necessary to pay for the costs to local schools of new housing, which would bring new students.

Mueller said he believes the Springline project checks all these boxes. And unlike the prior proposals for the site, it went through the approval process with little pushback.

"It's big, but it is just a beautiful project," Mueller said. "It has all the restaurants and amenities that people wanted. It has big open spaces; it has a dog park. ... It's a project that people in town are going to be proud of."

The downtown plan, he said, was absolutely crucial to the success of Springline and other recent projects. These include Middle Plaza, a mixed-use development with 215 apartments, 142,800 square feet of office space and 10,000 square feet of retail, and the Park James Hotel, which opened in 2018 at 1400 El Camino.

"The one thing I learned on the council in 10 years is that, if you want to get the best project possible, you have to provide certainty to the market as to what is possible so that they know how much they can put toward the investment in the property and how much they need to provide in investment in community amenities," he said.

## Success or concession?

Not everyone sees the plan as a success story. Steve Schmidt was one of thousands of residents and eight former mayors who in 2014 supported a ballot measure that would have restricted growth in the downtown plan area to 240,820 square feet of

commercial development and 680 residential units. More significantly, it would have barred the City Council from making any modifications to development standards without voter approval.

The proposal, known as Measure M, ultimately lost at the ballot box, with 60% of the voters opposing it.

Schmidt saw the downtown and El Camino plan as far too aggressive when it came to commercial development and too restrictive when it came to allowing the city to demand community benefits. The "predictability" that everyone talks about is something that benefits developers and not residents, he said.

"The city gave up its ability to control the development, and it just turned into kind of a free-for-all or a land rush for the developers to do what served them. ... We were the victims of a marketing campaign by the developers to give them what they wanted without really saying we gave them what they wanted," Schmidt said. "We gave them predictability, but we kind of lost our ability to represent the residents of the city."

While Schmidt doesn't oppose the idea of having a downtown specific plan, he believes the one that Menlo Park has adopted is not living up to the vision that many residents had during the planning process, when many favored a European model of residences above retail. Instead, the city has allowed an influx of office buildings.

And while the workshops focused on downtown to a great extent, he added, the biggest changes are unfolding along El Camino Real and, in most cases, feature large commercial components. Meanwhile, beloved establishments like Pet Place downtown and The Oasis Beer Garden on El Camino Real have closed down in recent years, further heightening local concerns about the rapid pace of change.

"I think the process was well-intentioned, but it was hijacked by the developers and their attorneys and their boosters in the business community," Schmidt said. "It's the way things go. You have to be vigilant and careful about what you're getting."

In some cases, the downtown plan has been used to scale down projects and expand the menu of public benefits developers are required to provide. Stanford University, for example, had to make numerous adjustments before it could win approval for Middle Plaza, including the addition of community amenities such as contributions toward a bike underpass and toward local schools.

Mueller said the changes were

prompted by the council's determination that the initial proposal was not in keeping with the downtown plan's Environmental Impact Report. In that sense, he said, the downtown plan worked as intended.

Henry Riggs, a member of the Planning Commission who worked on the downtown plan, noted that it took a "painfully long" time to come up with the vision and finalize the specific plan. The endeavor, he said, "forced us all to be balanced and considerate in our conclusions."

While Schmidt said the new projects were the results of a "marketing campaign" by office developers, Riggs suggested that the city has been lucky to see the types of projects that came forward after the plan was adopted.

"In my opinion, when you're riding an economic boom and a developer comes forward who's willing to put nearly all their parking underground and create public plazas up top, you should celebrate," Riggs said. "Because in lesser economic times, that just doesn't pencil out."

Downtown Menlo Park isn't the only place the city's got plans for residential growth. Just beyond the boundary of the specific plan, SRI has proposed redevelopment that includes 400 residential units along with 1.1 million square feet of commercial space that would replace existing buildings. And the city's most ambitious plan remains ConnectMenlo, which targets the town's eastern industrial and commercial area, near the Belle Haven neighborhood. Approved in 2017, the plan accommodates up to 2.3 million square feet of non-residential space, 400 hotel rooms and 4,500 new residences.

That said, downtown will likely play an increasing role in Menlo Park's housing vision. On June 6, as the City Council discussed potential housing sites that would be included in its Housing Element, members generally supported revisions to the El Camino Real/Downtown Specific Plan that would, among other things, eliminate the plan's cap on new housing and establish a minimum density of 20 units per acre.

Mayor Betsy Nash said she supports the new requirement and the general trend to promote more housing and less office space downtown.

"I think downtown, next to resources, transit and all, is an excellent place to put more housing," Nash said. ■

*Read about Mountain View and Palo Alto's diverging approaches to downtown plans in the online version of this story at [tinyurl.com/mv-pa-plans](http://tinyurl.com/mv-pa-plans).*

Email Gennady Sheyner at [gsheyner@pawebweekly.com](mailto:gsheyner@pawebweekly.com)



Magali Gauthier

The Springline development at 1300 El Camino Real in downtown Menlo Park is weeks away from offering its first leases. The mixed-use project includes 183 apartments, about 200,000 square feet of office space and an assortment of bars and restaurants that the developer, Presidio Bay Ventures, plans to open later this year.

## ATHERTON HOUSING

continued from page 1

### New housing overlays

At a May 24 meeting, council members were divided on where to put multifamily zoning overlays.

One of the changes that staff will recommend on July 20 will be to remove 290 Polhemus Ave. as a potential overlay zone candidate because the property owner isn't interested in developing it, DeGolia told The Almanac.

DeGolia, who said he's received about 100 emails recently on the housing element, noted at last week's meeting that he is personally against developing the property because a hill on Alameda de Las Pulgas makes it impossible for people to see traffic coming when they turn off Polhemus. He said he didn't know this until he visited the site.

"We made mistakes on May 24," he said. "We added three properties and increased density. I would have liked to have vetted these things more."

DeGolia said he also knows that homeowners do not support development at the Polhemus and Santiago locations.

### Schools

Menlo College, at 1000 El Camino Real, currently has 21 housing units for faculty and staff and is "very interested" in providing additional housing on campus, according to staff.

If the school buys adjacent parcels, the town would strongly consider including those parcels within the newly created multifamily overlay zones. This would enable the schools to develop housing for teachers and staff, as well as create a revenue stream for the schools should the units be rented to the public.

Menlo College broke ground on a \$20 million 288-bed residence hall in spring 2021. The school is in the final stages of construction on the project now, said Angela Schmiede, vice president for student success & strategic planning chair for the college. Menlo College plans to host a ribbon cutting in August for the new dorms, she said.

The dorms won't count toward the town's RHNA targets because they are not considered permanent housing, Town Planner Lisa Costa Sanders said last year.

Officials at Menlo School, at 50 Valparaiso Ave., have expressed interest in acquiring land adjacent to the school and developing 10 to 20 units within this housing element cycle.

Sacred Heart Schools, located at 150 Valparaiso Ave., currently has five apartments on campus for retired nuns. The school



Magali Gauthier

Atherton residents and public officials look at a map of the town at a community meeting to discuss the state's housing requirements in Holbrook-Palmer Park in Atherton on April 26.

expects to renovate the building in the next 15 to 20 years to accommodate faculty housing, which falls outside of the current Regional Housing Needs Assessment (RHNA) cycle.

### CalWater Bear Gulch Reservoir

CalWater owns and operates 99 acres at the Bear Gulch Reservoir, 120 Reservoir Rd., and is interested in constructing four new affordable housing units at this site to help retain and recruit new employees, according to the draft housing element.

This existing zoning for the property allows for caretaker housing with a conditional use permit. The town plans to amend the zoning to allow low- and moderate-income multifamily housing by right.

### Underutilized parcels

Town staff created a list of 65 residential parcels that are "underutilized" since they are of sufficient size to be further subdivided, according to the draft element.

For example, under the state's new duplex law Senate Bill 9, 59 parcels could be split into two legal parcels, and each parcel could have two units each. This could lead to up to 118 units.

The town so far has received four applications for lot splits allowed under SB 9 — at 78 Cebalo Lane, 2 Lowery Drive, 125 Glenwood Ave. and 94 Palmer Lane. There are three pending applications, at 47 Santiago Ave., 190 Selby Lane and 197 Glenwood Ave. Atherton expects to see about nine to 32 net new dwelling units per year with SB 9, according to staff.

### 'Unprecedented' level of pressure from state

Southern California towns and cities are ahead of Northern California in the housing element cycle. As of June 15, only eight

of the 124 jurisdictions in Los Angeles and Orange counties have been found in compliance, according to Town Manager George Rodericks in a blog post. The remainder are still in the process of review and approval with the state's department of Housing and Community Development (HCD), according to Rodericks.

"This level of pressure and exhausting engagement by the state in the sixth cycle process is, to use an unfortunate word, unprecedented," he wrote.

### Roadblocks for building

Land scarcity and high real estate prices are the most significant constraints to affordable housing in Atherton, according to the draft housing element, which must identify and address the hurdles impacting housing growth. There are virtually no vacant lots in Atherton.

Land currently sells for about \$8 million per acre and can only be acquired by purchase of a developed parcel or by subdividing the property, which also likely involves the removal of an existing home, according to the town.

The inventory of sites suitable for residential development shows a potential of approximately 110 new parcels that can be created by subdividing existing developed parcels.

### Next steps

The public has until July 11 to comment on the draft element. The Planning Commission will review the plan at a Thursday, June 23, meeting set to start at 1 p.m.

At the close of the comment period, the City Council will review the draft element and any submitted comments at its July 20 meeting. The draft will then be sent to HCD for review. ■

Email Staff Writer Angela Swartz at [aswartz@almanacnews.com](mailto:aswartz@almanacnews.com).

# Employment

The Almanac offers employment advertising.

To learn more or get a quote, please call 650.223.6597 or email [digitalads@pawekly.com](mailto:digitalads@pawekly.com).

## Public Notices

### 995 Fictitious Name Statement

APOLO DAY CARE  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 291259  
The following person(s) is (are) doing business as:  
Apolo Day Care, located at 450 Bell St., E. Palo Alto, CA 94303, San Mateo County.  
Registered owner(s):  
MARIBEL AGUILAR TORRES  
450 Bell St.  
E. Palo Alto, CA 94303  
This business is conducted by: An Individual.  
The registrant commenced to transact business under the fictitious business name(s) listed above on May 1st., 2022.  
This statement was filed with the County Clerk-Recorder of San Mateo County on June 2, 2022.  
(ALM June 10, 17, 24; July 1, 2022)

NIMBLE FOX MANAGEMENT  
NIMBLE FOX  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 291025  
The following person (persons) is (are) doing business as:  
1.) Nimble Fox Management, 2.) Nimble Fox, located at 1239 Portola Rd., Woodside, CA 94062, San Mateo County; Mailing address: 2995 Woodside Rd. #620598, Woodside, CA 94062.  
Registered owner(s):  
STEPHANIE CARLSON  
1239 Portola 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 11, 2022.  
(ALM June 10, 17, 24; July 1, 2022)

POPIKO TUTORING  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 291238  
The following person (persons) is (are) doing business as:  
Popiko Tutoring, located at Tuolumne Rd., California 94030, San Mateo County.  
Registered owner(s):  
RYAN CHRISTOPHER HUIE  
1330 Tuolumne Rd.  
Millbrae, California 94030  
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 31, 2022.  
(ALM June 17, 24; July 1, 8, 2022)

J LANDSCAPING SERVICE  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 291200  
The following person(s) is (are) doing business as:  
J Landscaping Service, located at 51 Stage Rd. (PO Box 752), Pescadero, CA 94060, San Mateo County.  
Registered owner(s):  
ARNULFO JIMENEZ NAVARRO  
51 Stage Rd. PO Box 752  
Pescadero, CA  
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 25, 2022.  
(ALM June 24, July 1, 8, 15, 2022)

RTC MARKETING  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 291382  
The following person(s) is (are) doing business as:  
RTC Marketing, located at 476 Hanover St., Daly City, CA 94014, San Mateo County.  
Registered owner(s):  
RISE THE CHOY INC.  
476 Hanover St.  
Daly City, CA 94014  
CA  
This business is conducted by: A Corporation.  
The registrant commenced to transact business under the fictitious business name(s) listed above on N/A.  
This statement was filed with the County Clerk-Recorder of San Mateo County on June 14, 2022.  
(ALM June 24; July 1, 8, 15, 2022)

PATTERNS  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 291341  
The following person(s) is (are) doing business as:  
Patterns, located at 675 Sharon Park Drive, Apt. 208, Menlo Park, CA 94025, San Mateo County.  
Registered owner(s):  
JEAN BARONAS  
675 Sharon Park Drive, Apt. 208  
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 June 9, 2022.  
This statement was filed with the County Clerk-Recorder of San Mateo County on June 10, 2022.  
(ALM 24; July 1, 8, 15, 2022)

JEEPSILOG  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 291213  
The following person (persons) is (are) doing business as:  
Jeepsilog, located at 3733 Palos Verdes Way, South San Francisco, CA 94080, San Mateo County.  
Registered owner(s):  
BAY AREA FOODS INC.  
3733 Palos Verdes Way  
South San Francisco, CA 94080  
This business is conducted by: A Corporation.  
The registrant commenced to transact business under the fictitious business name(s) listed above on 3/17/2017.  
This statement was filed with the County Clerk-Recorder of San Mateo County on May 26, 2022.  
(ALM June 24; July 1, 8, 15, 2022)

Call Alicia Santillan at 650-223-6578 or email [asantillan@pawekly.com](mailto:asantillan@pawekly.com) for assistance with your legal advertising needs. The deadline is Monday at noon.

## COMMUNITY BRIEFS

continued from page 6

social and academic support services, cohort learning communities and academic pathways to prepare for transfers to universities or entering the workforce.

“Our district is proud to partner with the Rising Scholars Network to remove academic barriers for students who have been impacted by the criminal justice system,” said Chancellor Mike Claire in a statement. “This additional funding will allow SMCCCD to replicate its success at CSM and expand the program districtwide.”

The California Community Colleges Chancellor’s Office Rising Scholars Network is providing \$480,000 — \$160,000 per year for three years — to replicate the program at Skyline College in San Bruno and Cañada College in Woodside, and expand the model and services at CSM.

The program won the 2018 California School Board

Association Golden Bell Award.

For more information, go to [collegeofsanmateo.edu/projectchange](http://collegeofsanmateo.edu/projectchange).

### New hires in Ravenswood district

The Ravenswood City School District Board of Trustees approved hiring new administrators for the 2022-23 school year during its June 9 meeting.

The new staff include Sara Stone as assistant superintendent for teaching and learning, hired with an annual salary of \$191,526; Silindra McRay, chief strategy officer, with a salary of \$187,771; Joan O’Neill, director of human resources, with a salary of \$143,305; and Reece Matsumoto, director of finance, with a salary of \$129,253.

### Ravenswood Measure I update

The Ravenswood City School District’s \$110 million school bond measure to bring classrooms into the 21st century

has received nearly 72% voter approval, according to the latest San Mateo County Elections results from Tuesday, June 21.

There are 1,707 votes in favor and 670 against.

—Angela Swartz

### Kiwanis Club awards over \$80,000 in scholarships to M-A seniors

Eleven graduating seniors from Menlo-Atherton High School (M-A) received a cumulative \$80,500 in scholarships from the Menlo Park Kiwanis Club at a luncheon on June 7.

The recipients of the scholarship were recognized for their academic achievements and community involvement. For over four decades, the Kiwanis Club has awarded scholarships to M-A seniors, totaling \$1.2 million over more than 40 years.

“This year’s scholarship winners are exceptional and highly motivated. They are tomorrow’s leaders, and we hope our Kiwanis scholarships help them achieve their dreams,” said John



Courtesy Menlo Park Kiwanis Club

Menlo Park Kiwanis Club 2022 scholarships winners, left to right, Maria Maldonado Solorzano, Guadalupe Maldonado Solorzano, Brianna Villalon, Adriana Garcia, Angelina Causor, Alexandra Lopez-Vasquez, Henry Donald and Sophia Sharif. Other M-A scholarship winners not shown are Daisy Isabella Bolaños, Leilani Valenci and Kaitlyn Pohlman.

Martin, Chair of the Menlo Park Kiwanis Club’s Scholarship Committee.

The 2022 recipients of the Kiwanis Club Scholarship are:

- Daisy Isabella Bolaños
- Angelina Causor
- Henry Donald
- Adriana Garcia

- Alexandra Lopez-Vasquez
- Guadalupe Maldonado Solorzano
- Maria Maldonado Solorzano
- Kaitlyn Pohlman
- Sophia Sharif
- Leilani Valenci
- Brianna Villalon ■

—Miles Breen

## TOWN BUDGETS

continued from page 5

property taxes, up from an estimated \$13.1 million for the 2021-22 fiscal year.

The town planning department also has significant one-time cost increases (\$283,000) for the safety and housing elements, along with zoning code updates. These costs are offset by a \$65,000 state grant

the town received to support the town housing element, according to Town Manager George Rodericks. During the last cycle, in 2013, it cost the town roughly \$40,000 to plan for its housing element, he noted.

The public works department saw an increase of nearly \$337,000 from the previous fiscal year. The department recently went through a restructuring to include the

hiring of a public works director and other positions like a parks manager.

Spending on the police department will increase by almost \$272,000. The department has not been since the fall of 2015, according to the town. These vacancies often result in increased overtime, costs that are offset by overall salary savings at the end of the year.

There is also a renewal of the

town’s Tasers, body cameras, interview cameras and vehicles.

Overall, the salary and benefits category of police costs increased by \$305,610. This is largely due to the negotiated, 4-year memorandum of understanding (MOU) with the Atherton Police Officer’s Association expiring.

### Woodside

In Woodside, the town continues to be in a strong position over the next five years, according to the budget document. The Town Council will vote on the budget in July, according to Town Manager Kevin Bryant.

Revenue is expected to come in at roughly \$11.2 million, with about \$4.4 million (or 40%) from property taxes (a 5% increase from the previous year’s budget), according to town estimates.

Expenditures total about \$10.9 million. The biggest costs are salaries and benefits for staff (about \$2.7 million), about \$2.5 million for the police contract with the Sheriff’s Office and about \$880,000 for hazardous tree removal. The town is receiving a state grant of nearly \$661,000 to support the program.

The budget includes a five-year plan for capital improvements in town. This year, there are about \$2.1 million in improvements plan, the biggest of which is \$475,000 for a roads rehabilitation plan. About \$1.5 million of the rehabilitation project will be spent to retrofit the Kings Mountain Bridge over Union Creek. The bridge is eligible for the federal Highway Bridge Program, which would cover 88.5% of the costs.

The 2022-27 capital

improvement program includes the following projects:

- Kings Mountain Bridge over Union Creek
- Town Center sewer capital improvements
- Broadband connectivity
- Glens Pathway
- Woodside Road bicycle, pedestrian and equestrian safety
- Sand Hill Road/Portola Road intersection improvements

Last fiscal year, the town finished the \$2.2 million replacement of the Portola Road Bridge — its most substantial capital project since the renovation of the Woodside Library in 2016.

### American Rescue Plan Act

The federal American Rescue Plan Act (ARPA) apportioned funds to help support cities and towns hit by the pandemic.

Portola Valley anticipates receiving under \$1.1 million, provided in two payments. The second payment is expected in July. The town has allocated \$160,000 for technology to create a hybrid Zoom room at Town Hall, \$140,000 for an assistant to the town manager and \$65,000 for planning consultants.

Woodside expects to receive its second installment of these funds of nearly \$653,000, bringing the town’s total ARP funds to \$1.3 million. The money will be used to help expand the town’s broadband service.

Atherton received all its funds, around \$1.7 million, during the 2021 fiscal year, according to Rodericks. ■

Email Staff Writer Angela Swartz at [aswartz@almanacnews.com](mailto:aswartz@almanacnews.com).

## THE ALMANAC OPEN HOMES

### LOS ALTOS HILLS

**14309 Stanford Court** **\$3,500,000**  
Sun 1:30-4:30 5BD/3BA  
Compass 650-740-7954

### MENLO PARK

**1326 Hoover Street #1 (C)** **\$1,950,000**  
Sat/Sun 1:30-4:30 2BD/2BA  
DeLeon Realty 650-785-5822

**1120 May Brown Ave** **\$3,988,000**  
Sat/Sun 1:30-4:30 3BD/3BA  
DeLeon Realty 650-900-7000

**1160 Trinity Drive** **\$4,750,000**  
Sun 2:00-4:00 3BD/3BA  
Coldwell Banker Realty 650-619-6461

**1960 Santa Cruz Avenue** **\$2,199,000**  
Sat/Sun 1:00-4:00 3BD/2BA  
Compass 650-804-2393

**2067 Ashton Avenue** **\$2,398,000**  
Sun 1:00-4:00 3BD/1BA  
The Dreyfus Group, Golden Gate Sotheby’s International Realty 650-485-3476

### MOUNTAIN VIEW

**1006 Judson Dr** **\$2,388,000**  
Sat 1:30-4:30 3BD/1BA  
DeLeon Realty 650-785-5822

**38 Devonshire Ave #8 (T)** **\$1,498,000**  
Sun 1:30-4:30 3BD/2.5BA  
DeLeon Realty 650-785-5822

### PALO ALTO

**1891 Channing Ave** **\$2,988,000**  
Sat/Sun 1:30-4:30 4BD/2BA  
DeLeon Realty 650-900-7000

### PALO ALTO

**323 Maclane Street** **\$2,488,000**  
Sat/Sun 1:30-4:30 4BD/2BA  
DeLeon Realty 650-900-7000

**3549 Julie Court** **\$3,700,000**  
Sun 1:30-4:30 4BD/2.5BA  
Compass 650-740-7954

**3513 Waverley Street** **\$5,988,000**  
Sun 1:30-4:30 5BD/5BA  
DeLeon Realty 650-900-7000

### PORTOLA VALLEY

**151 Erica Way** **\$3,750,000**  
Sat/Sun 1:30-4:30 4BD/2BA  
Compass 650-740-7954

**177 Bolivar Lane** **\$7,988,000**  
Sat/Sun 1:30-4:30 7BD/6.5BA  
DeLeon Realty 650-900-7000

### SANTA CLARA

**1725 Fremont St** **\$1,669,000**  
Sat/Sun 1:30-4:30 3BD/2BA  
JLee Realty 650-857-1000

### WOODSIDE

**764 West California Way** **\$2,988,000**  
Sat/Sun 1:30-4:30 3BD/2.5BA  
DeLeon Realty 650-900-7000

**31 Eugenia Lane** **\$6,750,000**  
Sat/Sun 1:30-4:30 4BD/3BA  
Coldwell Banker Realty 650-619-6461

**3525 Partition Road** **\$5,988,000**  
Sat/Sun 1:30-4:30 6BD/5.5BA  
DeLeon Realty 650-900-7000

Legend: Condo (C), Townhome (T). Agents: submit open homes at [AlmanacNews.com/real\\_estate](http://AlmanacNews.com/real_estate)



## The Martinaissance



Steve Martin and Martin Short are better than ever on stage and screen  
By Peter Canavese

The old showbiz turn of phrase that a performer “needs no introduction” certainly applies to Steve Martin and Martin Short, who play Stanford’s Frost Amphitheater on June 30. It’s daunting even to begin to encapsulate their careers. Separately, each has a hugely successful background on the stage and screen as an actor, each has authored a memoir (Martin’s “Born Standing Up” and Short’s “I Must Say”), and each has collected endless awards and accolades.

Aside from both being 20th-century movie stars, Steve Martin built a career as a legendary stand-up comedian, author of books and plays, and respected banjo player while Martin Short’s celebrated runs in the musical “Godspell,” in Toronto’s Second City improv troupe, and on the sketch shows “SCTV” and “Saturday Night Live,” established him as a preeminent character actor and musical comedy performer.

Together, Martin and Short were two-thirds (with Chevy Chase) of the “Three Amigos” in the 1986 comedy film that brought them together. Subsequently, they starred together in two “Father of the Bride” films and now headline (with Selena Gomez) the Hulu mystery comedy “Only Murders in the Building,” which Martin co-created with John Hoffman and which has earned both lead actor nominations from the Critics Choice and Golden Globe awards.

Now a recognized comedy team, the duo chatted with this publication by phone to promote their current live tour together, titled “You Won’t Believe What They Look Like Today!” The pair have toured in tandem since 2015, their previous touring show “A Very Stupid Conversation” evolving into the Netflix Original special “An Evening You Will Forget for the Rest of Your Life.”

Presented with their history together, the two immediately



Courtesy Stanford Live

Comedians and actors Steve Martin and Martin Short perform together as part of their “You Won’t Believe What They Look Like Today!” tour June 30 at Frost Amphitheater.

go into their double act. Martin quips, “Well, first of all, we have no recollection of any of those facts.”

“That was supposed to be a joke,” he adds, Short chiming in, “Boy! If that’s any indication of what we’re going to deliver, we’d better do more PR.”

The duo’s self-deprecating banter provides the spine of their live act as they mock-insult each other, with obvious affection, throughout the evening. The two also tell stories, Short performs a musical-comedy song and dance with Jeff Babko at the piano, and Martin plays banjo with his bluegrass buddies Steep Canyon Rangers.

Asked if he had any hope of one day upstaging the brassy Short, Martin says, “I would say there is absolutely no chance. And I’ll tell you why. ‘Cause he’s a fighter. And if he sensed I was even close to upstaging him, you wouldn’t believe the stuff he would pull.” I gave singer-dancer-actor Short the chance to say whether or not Martin posed any “threat” to a triple threat like Short.

“Well, listen, Steve is a brilliant mind, you know. So he is a creative force that I’ve never experienced (elsewhere) in my life. I don’t find him threatening. He exhausts me with his mind sometimes because it’s so prolific, but, no, there’s nothing threatening about Steve.” Short takes a perfectly timed comic beat, then adds, “Particularly if you’re in a fistfight.”

Looking back to their youthful inspirations, both cite Jerry Lewis and the classic comedy teams of Laurel & Hardy and Nichols & May, with Short singling out Jonathan Winters and Lucille Ball, and Martin citing Steve Allen, Lenny Bruce and Bob Newhart. Many of today’s young comedy stars of course idolize Martin and Short, who have memorably appeared on the late-night talk show circuit over the years. Martin explains, “I do live performing with Marty. I don’t do live performing anywhere else, except for the Oscars or introducing somebody on the Emmys or Kennedy Center (Honors), something like that. But otherwise the

only reason I’m doing these talk shows is to talk about a project.

“And then you have to have material. So you end up, y’know, performing on the shows. When really I’m not going out there to perform. Marty will go out with nothing to promote, and I don’t. I always like to have at least two minutes to kill with talking about something else (rather than doing a million jokes or being funny ... Is that cynical?”

Short replies, “But when you do a talk show, Steve, you must admit, for two minutes, you do kill.” He pauses. “The problem is you’re out there for 18 minutes.”

Regarding how they put together their show, Short says, “We do have an odd ability to share what we think is funny and should go in. I can’t remember a time when Steve said, ‘I don’t find that funny,’ and I go, ‘Are you nuts? It’s hilarious.’ We do share a comedic sensibility that way, so it helps.” Martin agrees: “Sometimes we’ll rewrite something and go, ‘Oh, that makes it better, or I’ll say, or Marty will say, ‘Well, let me try that. I think I can do something

with that.’ And we’re fine with that because we know the other person will fly with it.” Keeping it loose, the two allow for the moment when “something happens that you didn’t expect,” as Short puts it, prompting an ad lib that then goes into the show moving forward.

The same week Martin and Short hit town, “Only Murders in the Building” returns for its second season (the first two of 10 episodes drop on June 28). Of their creative input on scripts at this point, Martin said, “I’d say we pitch. The scripts are good, and every once in a while, we’ll have a thought about it, like any actor would.” Short recalls that while filming “the first episode of the first season, I was discovering the character through the writer’s writing. And then after a while, you impart enough of your own understanding and character development onto the character (that) ... maybe by the fifth script, you’d say, ‘You know what? I don’t think Oliver Putnam would say that.’ And they’ll listen to you. Because now you’re a partner in this creation.”

As we bid our farewells, I tell these international treasures to be careful on the road, that I’m not above wrapping them in bubble wrap to protect them from dangers like monkeypox. “Hey, listen, that’s the way I travel,” Short jokes. “So I just — I’m not gonna unwrap for the show.” Martin: “Yeah, yeah. But I’ve read that monkeypox is sexually transmitted, so neither Marty nor I could possibly catch it.” Short: “Unless you can catch it through batteries.” And with that, they’re off to make their next audience laugh.

Steve Martin and Martin Short perform June 30, 8 p.m. at Frost Amphitheater, Stanford. Tickets start at \$49.50. More information is available at [live.stanford.edu](http://live.stanford.edu). ■

Email Contributing  
Writer Peter Canavese at  
[GrouchoReviews@aol.com](mailto:GrouchoReviews@aol.com).



# 764 W. CALIFORNIA WAY WOODSIDE



## BRIGHT AND SPACIOUS ON MORE THAN 1/3-ACRE

A park-like setting of more than 1/3-acre in verdant Woodside sets the stage for this bright and inviting 3-bedroom, 2.5-bathroom home with more than 2,200 square feet of sun-drenched living space. Set away from the street by an extended driveway, this home enjoys a timeless farmhouse aesthetic with fresh, airy interiors crowned by soaring ceilings in nearly every room. Both the living room and family room offer a centerpiece fireplace, while the dining room adjoins the eat-in kitchen with granite countertops and appliances from Bosch and GE Profile. All of the bedrooms reside upstairs, highlighted by the primary suite with 2 closets and a spa-inspired bathroom. And for true indoor/outdoor living, the expansive, flat backyard offers outstanding space with a large terrace, lush lawn, colorful foliage, and spectacular views that stretch to the Western hills. Plus, this home also includes a detached shed perfect for use as an office. This friendly, peaceful neighborhood will leave you with an overwhelming sense of privacy, yet you will still be just 2.5 miles to The Village of Woodside and its iconic shops and restaurants, and a 5-minute drive to Interstate 280, with access to sought-after Woodside Elementary (buyer to verify eligibility).

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

**764WCaliforniaWay.com**

**Listed at \$2,988,000**

Listed by the DeLeon Team • 3% Commission Paid to Buyer's Agent • Waived if DeLeon Buyer's Agent

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 | DELEONREALTY.COM | DeLeon Realty, Inc.





# 1120 MAY BROWN AVENUE MENLO PARK



## SPACIOUS AND BRIGHT WITH A GREAT LOCATION

A brick-lined pathway leads to the front door of this bright and spacious 3-bedroom, 3-bathroom home set on nearly ¼-acre on a peaceful non-through street in Central Menlo. The traditional floorplan offers 2,000 square feet of living space and includes refinished hardwood floors, the expansive living room with a centerpiece fireplace, the family room with backyard access, and the dining room that adjoins the kitchen for easy entertaining. The primary suite includes a private outdoor entrance, while the home's additional bedrooms provide comfort and convenience for friends and family alike. The sizable backyard offers excellent space to relax and unwind with a large patio, colorful plantings, and a newly planted lawn. And for added convenience, this home includes a 2-car garage, plus a large paver driveway for ample parking. Just moments to downtown Menlo Park, this great location is also convenient to downtown Palo Alto, Stanford University, and Caltrain, and is served by top-ranked Menlo Park schools (buyer to verify eligibility).

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

**1120MayBrown.com**

**Listed at \$3,988,000**

Listed by the DeLeon Team • 2.5% Commission Paid to Buyer's Agent • Waived if DeLeon Buyer's Agent

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 | DELEONREALTY.COM | DeLeon Realty, Inc.



# Food & Drink

## A TASTE OF ITALY

An Italian food expert's guide to Eataly Silicon Valley

By Anthony Shu

A Neapolitan pizza cooks in an oven at La Pizza & La Pasta inside Eataly Silicon Valley in Westfield Valley Fair in Santa Clara on June 8.

Magali Gauthier

Eataly has finally opened its long-awaited, three-story food hall at Westfield Valley Fair. Spanning 45,000 square feet and housing a rooftop restaurant, Eataly Silicon Valley provides Italian food lovers with a chance to do their grocery shopping, browse specialty foods and enjoy wine, pizza and gelato all in one place.

A store with over 10,000 products can be overwhelming, so we enlisted the help of Viola Buitoni, an Italian food expert who teaches cooking lessons both in San Francisco and in Italy. She'll be releasing a cookbook named "Italy by Ingredient" next year and serves as the expert food adviser for San Francisco's Italian Consulate. We toured Eataly as part of a media tour before the store's opening.

From dried pastas to fresh fish, here's Buitoni's guide to Eataly's must-have products:

### POPE'S SALT

According to Buitoni, naming a food after a religious office means that the item is "very flavorful and a little (bit of a) secret." In Italy, religious

leaders historically received the best products, usually for free.

Pope's salt has less of the bitter, mineral flavor that defines many other salts since it comes from the Adriatic Sea. Buitoni uses it to season already briny fish and earthy root vegetables.

### PIZZA

Eataly's Neapolitan pizza is crafted in partnership with Naples-based chain Rossopomodoro, and the buffalo mozzarella is imported from Italy since the store hasn't been able to recreate it locally (fresh mozzarella is made in store from cows' milk.)

Buitoni appreciates the mozzarella that tops Eataly's pizzas and says that the cheese should be judged by its milkiness. It shouldn't squeak when bitten into either.

### UMBRIAN LENTILS

Perhaps Buitoni's favorite item in the entire store, these lentils hail from her home region of Umbria. She says that they stay whole, cook within 20 minutes and don't need to be presoaked.

Buitoni recommends sauteing the intensely flavored lentils with

some pancetta, a bay leaf, tomato paste and flavorings including celery, carrot, onions or garlic. She then deglazes the pan with red wine and slowly braises the lentils in a bit of water.

### DRIED PASTA

Buitoni stares closely at each pasta box looking for striations and imperfections. She points to the rough edges and streaks of white and yellow in the pasta made by Campofilone as an example of what she's looking for. These details show the use of real eggs and that the pasta hasn't been overworked. Provenance is also significant, and many of Eataly's selections come from Gragnano, a territory known for its dried pastas.

A surprising note from Buitoni: pasta makers love American Manitoba wheat, which has a high protein content that creates strong gluten development. She says that generally, pastas made with only Italian grains have a more intense flavor, but that the lack of high-protein flour might affect the texture. Lastly, she recommends looking for pasta that's boxed instead of bagged, especially when buying fragile shapes.

### MANDARINATA

While Buitoni finds most American sodas too cloyingly sweet, this sparkling citrus beverage is her pick for a cooling summertime beverage.

### ALL SORTS OF TOMATOES

Buitoni points out that even among the acclaimed San Marzano tomatoes, some producers create better products than others. She highlights the cooperative-backed Gustarosso brand for its longtime relationships with farmers.

She also loves triple-concentrated tomato paste, which gives an "unparalleled" depth of flavor and is hard to find here in the United States. She

especially recommends it for vegetarians looking to lend their dishes richness.

At the end of the tomato aisle, Buitoni points to datterino tomatoes packed in water. She says that companies packing tomatoes in puree might use subpar tomatoes for the surrounding puree. These small tomatoes cook quickly on high heat with oil and garlic or can be smashed raw and smeared onto bread.

### SCORPIONFISH/ROCKFISH AND MONKFISH

These two fishes can be found in the Mediterranean, and Buitoni finds them delectable in acqua pazza, poached in tomatoes and water with black olives, garlic and basil. She also roasts them with potatoes and zucchini.

### ORECCHIETTE DI GRANO ARSO

Made from "burnt wheat," this pasta comes from Puglia and signifies the resourcefulness of commoners and sharecroppers. Burning the fields was a part of the region's agricultural cycle, and residents scavenged up the leftover wheat. As economic conditions improved, grano arso became associated with poverty and started to fade away as a culinary tradition. About 10 to 15 years ago, locals started reclaiming the tradition of grano arso, and returned to producing this pasta with an ashy flavor that complements the wild herbs and bitter greens common in Puglia.

### BALSAMIC VINEGAR

Buitoni says to look for both the word "traditional" and the proprietary round bottles that mark the highest qualities of balsamic vinegar. Extravacchio vinegar from Modena is aged for at least 25 years

and retails for \$199 a bottle at Eataly. Buitoni compares these vinegars and their slightly younger relatives to black honey and says they're the only ones that merit paying a truly premium price. Cheaper alternatives are fine for cooking and making heated sauces.

### HAZELNUTS FROM PIEMONTE

Buitoni enjoys these hazelnuts as snacks, in baking, over yogurt and in salads and sauces. They are said to have a richer flavor than most commercially produced hazelnuts.

### GELATO

The gelato section at Eataly Silicon Valley differs from the counters at the megastore's other locations thanks to a partnership with third-generation gelato chef Patrizia Pasqualetti. A resident of San Francisco and former head gelato maker at the city's GIO Gelati, Pasqualetti is striking out on her own and continuing her family's tradition of creating seasonal sweets by opening shops in Yountville and Malibu.

### MARVIS TOOTHPASTE

The end of a great day of eating has to end with proper hygiene, and Marvis toothpaste is a must in Buitoni's suitcase whenever she returns from Italy. The brand's traditional flavors include ginger, cinnamon and Amarelli licorice.

Eataly Silicon Valley, Westfield Valley Fair, 2855 Stevens Creek Blvd., Santa Clara; 650-456-9200, eataly.com. Instagram: @eatalysiliconvalley. ■

Email Associate Digital Editor Anthony Shu at [peninsulafoodist@embarcaderopublishing.com](mailto:peninsulafoodist@embarcaderopublishing.com).



Magali Gauthier

The selection of balsamic vinegar available for sale at Eataly Silicon Valley in Westfield Valley Fair in Santa Clara.



## 147 PATRICIA DRIVE ATHERTON



### LUXURY, HOSPITALITY, AND ELEGANCE ON OVER 1 ACRE

Exemplary grounds of over an acre provide an intimate setting for this spectacular Atherton estate, custom-built in 2017 by renowned builder Lencioni Construction and boasting the latest in high-tech home automation. Natural tones create a warm, welcoming ambiance that puts you at ease from the moment you step inside, with a quiet elegance that emanates throughout over 9,300 total square feet of interior space filled with high-end appointments and finishes. The modern floorplan offers grand-scale formal rooms made for entertaining, as well as a gourmet kitchen with top-of-the-line appliances, a convenient office, family room with wet bar, theater, wine cellar, and much more. An impressive 5 bedrooms and 7 bathrooms include the detached pool house, as well as 4 en suite bedrooms in the main home highlighted by the primary suite with a spa-like bathroom and stunning walk-in closet. Enjoy true indoor/outdoor living as numerous glass doors open to impressive grounds filled with vast heated terraces, a fireplace, grilling station, and a lap pool. Plus, ample parking for family and guests is always available thanks to a gated motor court and oversized 4-car garage. Just moments to downtown Menlo Park, this estate is also within easy reach of downtown Palo Alto and Stanford University, with the venture capital firms of Sand Hill Road close at hand.

### BY APPOINTMENT ONLY

[147Patricia.com](http://147Patricia.com)

Offered at \$15,988,000

Listed by the DeLeon Team • 2.5% Commission Paid to Buyer's Agent • Waived if DeLeon Buyer's Agent

Michael Repka, DRE #01854880 | 650.900.7000 | [michael@deleonrealty.com](mailto:michael@deleonrealty.com)  
中文諮詢請聯繫 Audrey Sun, DRE #01933274 電話: 650.785.5822 | [DELEONREALTY.COM](http://DELEONREALTY.COM) | DeLeon Realty, Inc.





**MENLO PARK | \$2,500,000**

3br/2.5ba Welcome home to this luxury townhouse w/greenbelt views of the neighboring private golf course. Open concept great room features stone adorned fireplace w/65" Samsung TV, surround sound speaker system & Acacia hardwood floors. Gourmet kitchen w/island, quartz countertops & Thermador appliances. Sleek primary bathroom w/walk-in closet features double sinks, Toto toilet & spacious walk-in shower.

**Camille Eder**  
650.464.4598  
camille.eder@gmail.com  
CalRE #01394600



**REDWOOD CITY | \$2,489,000**

Charming 3br/2ba home w/freshly painted interior, hardwood floors, vaulted beam ceiling w/skylights, wood-burning fireplace & wet bar. The granite kitchen features a breakfast bar, wine refrigerator & open formal dining room. Retreat to the primary suite upstairs w/sitting area, wood stove, hardwood floors & walk-in closet. Entertain in the backyard w/built-in barbeque & gazebo area.

**Michelle Glaubert**  
650.722.1193  
glaubert@pacbell.net  
CalRE #00646669



**MENLO PARK | \$1,995,000**

Charming 3br/2ba home surrounded by gardens & brick patio. Don't miss the backyard with two offices & hot tub.

**Wendi Selig-Aimonetti**  
650.465.5602  
wendi@wendiselig.com  
CalRE #01001476



**EAST PALO ALTO | \$1,098,888**

The stunning finishes gives this 3-bedroom 3-bathroom home a modern elegant feel w/space to grow your family.

**Noah Hurchanik**  
650.743.2126  
noah.hurchanik@cbnocal.com  
CalRE #01767102



**CARMICHAEL | \$695,000**

Welcome to this sprawling 4 bedroom, 2.5 bath ranch-style home on a large lot with an updated kitchen.

**Barbara Silva**  
916.718.6244  
barbsilva@comcast.net  
CalRE #00986087