

The Almanac

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

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Atherton dumps most of the multifamily housing from its eight-year growth plan

Tuesday afternoon council meeting draws around 250 people

By Angela Swartz

An unprecedented number of people — around 250 — turned out for Atherton City Council's Tuesday afternoon, Jan. 31, meeting to make their voices heard amid a contentious process to plan for housing in town over the next eight years.

The council removed multifamily housing plans that had provoked residents' ire, and softened changes to a lot on Oakwood Boulevard in Golden State Warriors' star Steph Curry's neighborhood.

After switching back and forth between different options over the last several weeks on the state-mandated plan, the council adopted a plan with the following changes:

- Nixed the higher-density

overlay zones on El Camino Real and Valparaiso Avenue

- Kept its 280 backyard accessory dwelling units (ADUs)

- Changed a rezoning of 23 Oakwood Blvd. to a multifamily zoning overlay to allow for more flexibility in what's built on the site, and allows it to remain as single-family housing even if it gets sold

- Removed 17 lots slated to be upzoned along El Camino Real.

The council held the roughly four-hour long meeting Tuesday afternoon as the town rushed to meet the Jan. 31 deadline to file updated housing element plans with the state's Department of Housing and Community Development (HCD).

The town must plan for

See **ATHERTON HOUSING**, page 17



Pam Silvaroli comments on plans for multifamily zoning along El Camino Real at an Atherton City Council meeting on Jan. 31.

Magali Gauthier

Steph and Ayesha Curry oppose multifamily housing on Atherton property near their home

By Angela Swartz

Atherton residents Stephen and Ayesha Curry, the Golden State Warriors star and his entrepreneur wife, have weighed in on a site slated for multifamily housing development in the town's proposed state-mandated housing element, which was due to the state on Jan. 31.

The town had opted to upzone a 1.5-acre lot at 23 Oakwood Blvd., where there is currently a single-family home. The property owner plans to develop up to 16 townhouses. As first reported in The Almanac, the Currys sent a letter opposing

the project, saying they had "major concerns in terms of both privacy and safety with three-story townhomes looming directly behind us." They asked the town, at minimum, to build taller fencing and landscaping to protect views into their property.

"As Atherton residents ...

we have been following along with the housing element updates with special interest in the 23 Oakwood property," they wrote in



Wikimedia Commons
Stephen Curry

a Jan. 18 letter to the town. "We hesitate to add to the 'not in our backyard' (literally) rhetoric, but we wanted to send a note before today's meeting. Safety and privacy for us and our kids continues to be our top priority and one of the biggest reasons we chose Atherton as home."

The family isn't alone in its opposition to the project. Other neighbors have expressed concern about developing multifamily housing on the site in letters and public comments during town meetings.

Initially the town's growth plan had been to lean in on backyard accessory dwelling units, but town consultants,

housing advocates and others made it clear that the state won't accept an element that doesn't include multifamily housing.

The couple noted that the town has already recognized that 23 Oakwood townhouses would not contribute to the very-low or low-income housing quotas required by the state, and they were pleased when it was previously removed from the housing element. Council member Rick DeGolia has said that it's not possible to build low-income housing in Atherton since land is worth about \$8 million per acre.

"We kindly ask that the town adopts the new housing element

without the inclusion of 23 Oakwood," the Currys wrote. "Should that not be sufficient for the state, we ask that the town commits to investing in considerably taller fencing and landscaping to block sight lines onto our family's property."

During a Jan. 31 meeting the town opted to rezone 23 Oakwood Blvd. to a multifamily zoning overlay to allow for more flexibility in what's built on the site. The overlay allows for it to remain as single-family housing even if it was sold, for example. ■

Email Staff Writer
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Local News

MENLO PARK | AHERTON | WOODSIDE | PORTOLA VALLEY



Devin Roberts

Members of Korean Culture Center Urisawe perform a traditional dance at the Atherton Library on Jan. 28.

Atherton Library celebrates Lunar New Year with dance performance

By Angela Swartz

A crowd gathered on the front deck of the Atherton Library on a sunny Saturday afternoon to celebrate the Lunar New Year with traditional Korean dancing.

The Korean Cultural Center Urisawe performed the Fan Dance, Chwitadae (traditional marching band), and Nanta (Korean traditional drumming) on Jan. 28.

Urisawe also hosted a workshop to teach some dance movements from the Bongsan Mask Dance.

It wasn't the only event to welcome the Year of the Rabbit. Almost 60 people came out to the Atherton Library on Jan. 26 for a performance by the White Crane Lion Dance, said Kailey Fiscaro, a communications specialist with San Mateo County Libraries, in an email.

The Lunar New Year began on Jan. 23, with celebrations culminating with the Lantern Festival on Sunday, Feb. 5.

The Korean Cultural Center Urisawe also plans to perform at the Brisbane Library at 2 p.m. on Saturday, Feb. 4. For more information on the group, visit its website: urisawe.org. ■

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

Woodside sends housing plan to the state but doesn't adopt it

By Angela Swartz

With three options on the table and a looming state-mandated deadline on Tuesday, Jan. 31, the Woodside Town Council agreed to include fewer units on town-owned sites in its housing strategy, but stopped short of adopting the plan.

During the five-hour meeting, Council member Brian Dombkowski suggested the town “kick the can down the road,” but other council members, especially Mayor Chris Shaw, insisted the town submit the state-mandated, eight-year housing plan as soon as possible. The issue for many of the council members was that the multifamily sites are difficult to build on because of the town's lack of sewer systems, high fire risk and sloping terrain.

“If there's a target on its back, it's us,” Council member Ned Fluet told fellow council members when Dombkowski suggested they go back to the drawing table to come up with viable housing sites.

Dombkowski pointed to its neighbor Portola Valley's decision last week to “punt” and continue working on its plan

before submitting it in the coming months, after the Jan. 31 deadline.

The town plan includes 75 units of housing at Cañada College; 120 backyard accessory dwelling units (ADUs); 106 vacant single-family home sites; 17 units at 773 Cañada Road; 46 single non-vacant single-family home sites and 16 units

‘My fear is someone's going to literally die if we add more density.’

BARBARA HOSKINSON,
HIGH ROAD RESIDENT

at a town-owned High Road site; 17 units at another town-owned site on Raymundo Drive. High Road and Raymundo Drive were originally considered for higher densities, but the council compromised and added

them both in at lower densities. The town must plan for 328 units to be developed over the next eight years as part of the 2023-31 Regional Housing Needs Allocation (RHNA).

The council opted to include 15 backyard ADUs per year (its prior rate of production) instead of 20. During two meetings with Department of Housing and Community Development (HCD) in early January, HCD warned town staff that removing all town-owned sites from the plan would be “problematic” for certification, as it would result in a lack of diversity of

See **WOODSIDE HOUSING**, page 18

Farmworkers displaced by Half Moon Bay mass shooting won't return to 'deplorable' conditions

As workers and their families wait in hotels, officials scout for temporary housing

By Leah Worthington

Just days after a shooter opened fire on two mushroom farms in Half Moon Bay, fellow farmworker Ricardo Moreno was already back on the job.

A recent immigrant from Mexico, Moreno is employed at Pescadero Terra Garden, a sister location of one of the farms where the shootings occurred. Though he personally knew

many of the victims and their families, his own workplace was spared.

Like many in his community, Moreno was trying not to dwell on the tragedy. Despite the sadness he felt for those impacted, he said it was important to “keep going forward,” adding, “We have to continue working to survive.”

Still, he knew that wasn't possible for his fellow farmworkers, just 25 minutes down the road,

‘Would you live there? If I had a choice, I wouldn't.’

JUDITH GUERRERO, EXECUTIVE
DIRECTOR OF COASTSIDE HOPE

who saw their homes and workplaces turn into active crime scenes.

Since Monday, Jan. 23, roughly 40 residents of California Terra

Garden (formerly Mountain Mushroom Farm) and Concord Farms, where the shootings occurred, have been staying in nearby hotels, with no estimate of when they can return.

“They left with what they were wearing — heavy working boots, no cellphone chargers,” said Enrique “Kique” Bazán, a board member of ALAS, a nonprofit focused on the coastal Latino community.

In the days since, service

providers and volunteers continue to supply everything from hot food to phone chargers to school carpools for the 18 displaced families, while officials from San Mateo County and the city of Half Moon Bay scramble to find a longer-term housing solution for the affected families. According to County Executive Mike Callagy, the residential units at California Terra

See **FARMWORKERS**, page 14

WEST BAY
SANITARY DISTRICT**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF DIRECTORS OF
THE WEST BAY SANITARY DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Directors of the West Bay Sanitary District at 7:00 p.m. on Wednesday, February 8, 2023, at the District Offices, located at 500 Laurel Street, Menlo Park, California to consider the adoption of an ordinance amending Section 209 "Board Member Compensation" of the District's Code of General Regulations to increase the amount Board Members shall be compensated for attendance at meetings of the Board or for each day's service rendered as a Director by request of the Board from \$250.00 per day up to \$260.00 per day, not to exceed six days in any calendar month.

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By: /s/ Sergio Ramirez
Sergio Ramirez
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File No.: M-293260

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1.) WPV-READY, 2.) WPV-CERT, located at
808 Portola Road, Portola Valley, CA 94028.

Registered owner(s):
EMERGENCY PREPAREDNESS IN
COMMUNITIES, INC.
808 PORTOLA ROAD
PORTOLA VALLEY, CA 94028

This business is conducted by: a
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Registrant commenced to transact business
under the fictitious business name(s) listed
above on 08/26/2019
This statement was filed with the County
Clerk-Recorder of San Mateo County on
January 25 2023.
(ALM Feb 3, 10, 17 and 24, 2023)

JO'S CLEANING SQUAD
FICTITIOUS BUSINESS NAME STATEMENT
File No.: M-293230

The following person (persons) is (are)
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1.) Jo's Cleaning Squad, located at 3645
Haven Ave, 5110, Menlo Park, CA 94025.

Registered owner(s):
JO'S CLEANING SQUAD LLC
3645 Haven Ave Apt # 5110
Menlo Park, CA 94025
CA

This business is conducted by: a Limited

Liability Company.
Registrant has not yet commenced to
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business name(s) listed above.
This statement was filed with the County
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MENLO BOTANICA
FICTITIOUS BUSINESS NAME STATEMENT
File No.: M-293279

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1.) Menlo Botanica, located at 75 Arbor Rd,
Ste J, Menlo Park, CA 94025.

Registered owner(s):
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2900 Hearth Pl, Apt 143
Santa Clara, CA 95051
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**CRIME BRIEFS**

Child attacked by mountain lion

A child was attacked by a mountain lion in unincorporated San Mateo County, the Sheriff's Office announced on Jan. 31.

Deputies were called to the 1000 block of Tunitas Creek Road on the report of a mountain lion attack and the child was taken to a local trauma center, the department said.

The California Department of Fish and Wildlife is actively investigating the incident.

Mountain lion sightings are rare, according to San Mateo County Parks, but if anyone who encounters one, they should try to make themselves look as big and imposing as possible. People can wave their arms or coat and shout, according to the San Mateo County Parks safety guide.

The public should also maintain eye contact with the mountain lion and avoid crouching down. People can also reach for any sticks and stones without bending down, then throw them at the cat. Small children and pets should also be picked up. If the mountain lion attacks, people should fight back, the parks department advises.

Any sightings should be reported to park rangers. Anyone who witnesses dangerous behavior is advised to contact the California Department of Fish and Wildlife at apps.wildlife.ca.gov/wir.

For more information on mountain lions and other potential hazards in local open spaces, visit smcgov.org/parks/be-aware.

—Bay City News Service

Hit-and-run seriously injures one person on Marsh Road

After at least one person was seriously injured in a hit-and-run collision, Menlo Park police seeking the public's help in finding the suspect.

Officers responded to a report of an accident involving two vehicles on Marsh Road near Highway 101 on Jan. 26 at 12:34 p.m., according to a press release.

The suspect didn't exchange information with the other driver and left the accident scene in a car described as a charcoal gray

See **CRIME BRIEFS**, page 10

COMMUNITY BRIEF

San Mateo County Board of Education trustee resigns

San Mateo County Board of Education Trustee Joe Ross has announced his resignation from the board, effective March 16.

In the role, Ross has represented Trustee Area 7 — which includes parts of Redwood City, Menlo Park, East Palo Alto, Portola Valley and Woodside — since 2012. He was most recently reelected in 2020, with his current term slated to end in December 2024.

Ross says that he made the decision to resign from the board to devote more attention to his current occupation as president of Reach University.

"It has been my honor to serve San Mateo County on the board of education for more than a decade. We are fortunate in this county to have so many dedicated school board members, superintendents, and school leaders who do what they do not for politics, but for kids," said Ross. "The group of new and recently elected leaders in our county gives me hope. Year after year, citizens stand up, run for office or stand for appointment, committing themselves to serve our students and communities. That's a good thing for our local democracy and our schools."

During his time as a member of the San Mateo County Board of Education, Ross was an active member of the board's legislative subcommittee, as well as a staunch supporter of computer science education.

Outside the Board, Ross has served as general counsel and operating executive at numerous technology companies, as deputy district attorney in San Mateo County, and as an officer in the U.S. Navy.

At a meeting scheduled for Feb. 1, after The Almanac's press deadline, the San Mateo County Board of Education said that it will determine whether it will call for a special election or make a provisional appointment.

Redwood City Pulse staff

Woodside signs contract to install 20 license plate readers in town

A string of burglaries in the Woodside Heights neighborhood triggered interest in installing cameras as a crime deterrent

By Angela Swartz

Woodside will soon install 20 license plate readers in town with the goal of deterring crime.

The Woodside Town Council voted unanimously at a Jan. 10 meeting to approve a contract with the company Flock Safety to install the automated license plate readers, known as ALPRs, in town. Town officials have considered installing cameras for several years, and there have been concerns about safety after a string of burglaries in the Woodside Heights neighborhood.

The first year of the deal, the cameras and software will cost the town \$61,000, according to a staff report. Each year after, for up to four years, the town will pay \$52,500 annually. The cameras will be powered by solar panels. Back in July 2022, the town had been looking at paying Flock \$61,100 for its cameras.

The plan blossomed from the town's original idea to do a pilot project for camera installations in the Woodside Heights neighborhood.

Council member Ned Fluet questioned why Flock wasn't recommending ALPRs where Highway 84 and 35 meet, known as the Four Corners. He said he presumed that they couldn't set them up there because it wasn't an ideal spot for solar.

"It is a high traffic zone and also one of the major ingress and egress of town," he said.

A Flock representative explained that the sites were ones town staff and the San Mateo County Sheriff's Office agreed on and that the town would have to hardwire the cameras if they opted not to do solar. Lt. Mark Myers of the Sheriff's Office said Four Corners would require about four cameras and is a site worth revisiting when the contract is up in a year. Woodside contracts with the Sheriff's Office for its police services.

In July 2022, the Town Council gave staff the go-ahead to negotiate a contract with Flock for the cameras. Flock also works with the town of Atherton, which decided to install cameras after a string of residential burglaries.

Atherton signed a contract with Flock in 2020 to buy 16 ALPRs for a cost of \$2,000 each, totaling \$32,000 annually starting in the 2020-21 fiscal year. Citizens privately funded 28 of the 49 cameras

installed in Atherton.

Mayor Chris Shaw told The Almanac that he frankly is "not a fan of spying on citizens, but constituents feel pretty strongly about it. ... I'm entirely sensitive that if you've been victim of crime, it matters a lot."

Mayor Pro Tem Jenn Wall said the council will come back in a year and evaluate if they're really effective.

Days of data retention

The council was divided on how long it wants the company to retain the license plate reader data: 30 or 60 days. Flock's standard is 30 days.

In a split vote, the council opted for 60 days.

Lt. Myers told the council that the longer retention time gives police a better ability to link crimes that occur over a greater time period.

"We deal with a lot (of crimes in) Woodside and Portola Valley and sometimes people are gone on lengthy vacations, so the timeframes are a lot longer," he said. "And having the ability to look back further than 30 days can enable us to see if there's a pattern, if another vehicle or a suspect vehicle has been entering the area and maybe committed another burglary. We're able to link those all together."

Recent burglaries in town

A home burglary was reported to police on the 100 block of Audiffred Lane on Dec. 18. The burglary itself took place on Dec. 12, according to the police blotter.

Another burglary was reported on the 17200 block of Skyline Blvd. on Dec. 11.

A resident reported a home burglary on the 4200 block of Farm Hill Blvd. on Nov. 9.

Resident feedback

Shaw said a poll of residents showed half supported installing the readers and half didn't.

Patrick McGovern, president of the Woodside Heights Association, thanked the council for pursuing the readers in town. He noted that of the 65 Woodside Heights residents who took a Survey Monkey poll, all supported installing cameras in town.

"We had a number of home break-ins last year and were really upset, understandably,"

he said. "We are the very first entrances essentially in(to) Woodside." The neighborhood's proximity to Highway 280 leaves its residents vulnerable to break-ins, he added.

Resident Ehsan Farkhondeh said he came to the meeting to represent the 50% of Woodside residents who don't want license plate readers in town.

"Woodside Heights wanted it, it made sense there; there's lots of support there," he said. "All of a sudden the whole town got involved. So just to remind you, I know you voted on it, not going to beat the dead horse. I just want to remind you 50% said, 'Please don't put this in our town.'"

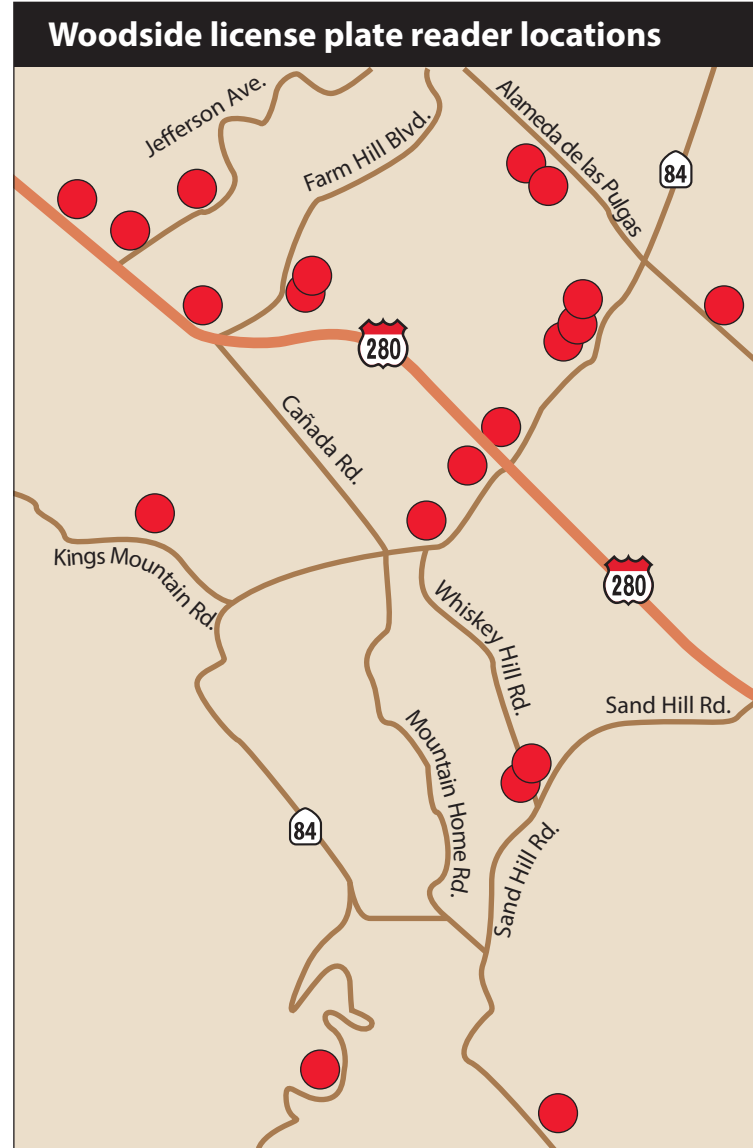
He also said he is glad data from the cameras will only be shared with local law enforcement agencies and not federal agencies like Immigration and Customs Enforcement (ICE). He said he does have concerns about data breaches and pointed to the recent breach at LastPass, a company that secures people's passwords.

"Now, a license plate's not as important as your password, but it's going to happen," he said. "Let's just hope it's small and not impactful."

An installation date for the cameras has not yet been determined, Town Manager Kevin Bryant said in email.

The proposed locations are:

1. Cañada Road @ Palm Circle Road — Southbound
2. Jefferson Avenue @ W. California Way — Westbound
3. Farm Hill Boulevard @ Highway 280 — Northbound
4. Woodside Drive @ Fernside Street — Westbound
5. Harcross Road @ Fernside Street — Westbound
6. Woodside Road @ Northgate Drive — Eastbound
7. High Road @ Woodside Road — Northbound
8. Northgate Drive @ Woodside Road — Southbound
9. Stockbridge Avenue @ Alameda de las Pulgas — Westbound
10. Whiskey Hill Road @ Sand Hill Road — Northbound
11. Portola Road @ Hayfields Road — Northbound
12. La Honda Road @ Friars Lane — Northbound
13. Kings Mountain Road @ Josselyn Lane — Southbound
14. Woodside Road @ Hobart Heights Road — Westbound
15. Cañada Road @ Runnymede Road — Northbound



Kristin Brown

The 20 locations where license plate readers will be installed in Woodside.

- | | |
|--|--|
| 16. Jefferson Avenue @ Cañada Road — Northbound | 19. Sand Hill Road @ Whiskey Hill Road — Westbound |
| 17. Farm Hill Boulevard @ Highway 280 — Eastbound | 20. Woodside Road @ Highway 280 — Eastbound ■ |
| 18. Whiskey Hill Road @ Woodside Road — Southbound | |

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

REAL ESTATE Q&A

by Monica Corman

Buyers Are Out in Numbers



Dear Monica: It is hard to know when the right time to market my home is. I'm ready now but I don't know if I should wait until the market picks up. **Simon B**

Dear Simon: It's too early in the year to tell but the open house reports of the past two weeks have all said that buyers are out in numbers. The Bay Area population may be lower than it was pre-Covid but housing inventory is low and buyers are looking at what is available. It is not known yet what the tech sector layoffs mean for this area but unemployment is still low and those with secure jobs who need housing are actively looking.

If you put your house on the property now you will not have a lot of competition, whereas if you wait until later there may be many more properties to compete with yours.

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Saying it needs more time, Portola Valley opts to submit its revised housing element late

By Angela Swartz

With less than a week before the deadline for a compliant housing element, and facing possible fines and other repercussions for falling behind, the Portola Valley town staff announced they won't submit the plan to the state by the Jan. 31 deadline.

During a nearly six hour meeting on Jan. 25 council members followed staff direction to not to submit the housing element because they said the plans are not ready. Instead, they intend to submit the plan up to 120 days from Jan. 25, likely in early March.

Other Bay Area cities were rushing to submit compliant elements by the January deadline.

Town Attorney Cara Silver said that there's no definitive answer to when the town could face fines for missing the deadline or the so-called builder's remedy, which allows for residential projects to move forward even if they do not comply with local development standards. She doesn't expect the builder's remedy to come into play until the end of May.

"My sense is they're completely overwhelmed," Silver said of the state Department of Housing and Community Development (HCD)'s compliance staff. She said they haven't started to impose fees on Southern California cities that are months out of compliance. "We have an assigned reviewer who is wonderful." She said she



Magali Gauthier

Housing for adults with disabilities is planned for a site at 4394 Alpine Road in Portola Valley.

was hopeful that with Building and Planning Director Laura Russell's relationship with HCD staff and the council's continued engagement, "we will not be targeted."

She also noted that she doesn't think civil lawsuits by developers and housing advocates will occur immediately.

Jeremy Levine, a policy with the Housing Leadership Council of San Mateo County, said he thinks the town could face lawsuits if it doesn't turn in its plan on time. He has been supportive of the town's housing element plan, which includes a greater mix of housing types than other Bay Area towns.

"Portola Valley is playing with fire," he said. "When cities delay moving forward with their housing elements, they

are putting themselves at risk of penalties."

The town is required to plan for 253 new units that could reasonably be built between 2023 and 2031 as part of the 2023-31 Regional Housing Needs Allocation (RHNA). This is a steep increase from the 64 units required during the last RHNA cycle.

Staff said the delay gives the town time to hear feedback from the Woodside Fire Protection District on the plan at a Feb. 15 Planning Commission meeting. Council member Judith Hasko questioned why the feedback from the fire marshal couldn't come sooner.

"This is real life so it's no one's fault," Hasko noted.

Mayor Jeff Aalfs said he's still worried about the possibility of

the builder's remedy.

In a Friday, Jan. 27, note, Aalfs told residents the delay is not anyone's fault.

"Dozens of people, professional and volunteer, have worked extremely hard over the past two years trying to meet the deadline, but the various details and last-minute concerns have simply been too much," he said. "The previous council pushed hard to meet the deadline (which is mandated by state law) and the new council has also committed to finishing the process as quickly as we can. While being late does create some risks, we feel that we can manage those risks effectively."

Vice Mayor Sarah Wernikoff

'You can keep kicking the can down the road. We can just pretend we live in a make-believe world.'

DAVE CARDINAL,
PORTOLA VALLEY RESIDENT

told The Almanac on Jan. 26, that she's been working on the housing element for nearly 18 months, and can say without a doubt there's nothing obstructionist about the delay but the issue is "there's a lot of work to do and it's really about getting the work done."

"Our intent is to get this done as soon as possible," she said.

Council member Craig Taylor said on Jan. 27, that the main holdup is that the town needs to complete general plan amendments and California Environmental Quality Act (CEQA) work before turning in the plan. He noted that the town needed to be realistic about when it could submit the plan and that it only has so many staff members to sift through the resident feedback to CEQA work.

"I believe these are decisions of the council," he said. "We've been working pretty hard to get something in that they're (the state) going to accept."

On staff guidance, the council opted to bifurcate the process by separating the zoning code amendments required in the housing element with the housing element adoption to speed up the process. Still, the town now expects the plan to come back to the council in late February.

HCD sent feedback to the town on its initial housing element

draft in early November.

Neighboring Woodside and Atherton acted to send their housing element plans to the state at meetings on Jan. 31, although Woodside did not vote to adopt its element, opting to wait for feedback from the state.

Resident feedback

Some residents were supportive of the town holding off on submitting the plan to HCD, while others thought the town should get the process rolling faster.

"The five of you could approve the housing element this minute," said resident Dave Cardinal. "I understand why you're not, but it's not for lack of the staff working. You can keep kicking the can down the road. We can just pretend we live in a make-believe world. If we keep making up new issues every month, then we'll be here a year from now."

Resident Caroline Vertongen said the town should not rush into approving a housing element before it has a safety element in place. The town has continued to ignore the need for the safety element to be done first, she said.

"There's so much unknown," she said. "We have a reason to object and raise comments."

Residents also brought up concerns with the housing element not being consistent with the town's general plan.

Resident Jon Silver said he was annoyed with the "constant factual attacks" on town volunteers.

Site owner asks town to remove his property from the element

Earlier this week, Jim White, who owns the lot at 4394 Alpine Road, asked to pull the site from the housing element site inventory. The town had included 23 units of low-housing on the property if it's upzoned.

This is a separate property from 4388 Alpine Road, which he plans to develop as the Willow Commons, housing for adults with disabilities. His fee waiver for this site was not approved by the Town Council, town staff said on Jan. 25.

"The purchase of 4394 Alpine occurred almost a half year after deciding to go forward with the Willow Commons project as a supportive housing community for individuals with

See **HOUSING ELEMENT**, page 10

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Schwab Learning Center opens new dyslexic-friendly 'innovation lab'

From quiet zones to a sticker wall, the center is designed to stimulate those who learn differently

By Karla Kane

For years, the Schwab Learning Center (SLC) has been a place for Stanford University students with dyslexia, attention-deficit/hyperactivity disorder (ADHD) and other learning differences to embrace their strengths, address challenges and better understand the ways their minds work. With its new home at Children's Health Council (CHC) in Palo Alto, the center's reach is now expanding beyond Stanford to the wider community, offering high school students and students from other college campuses the opportunity to access its services.

"We opened the door to high school students in October, and we are already getting a very positive response," Schwab Learning Center Director Nicole Ofiesh said.

When the learning center moved to Palo Alto in fall 2021, the organization engaged Gil Gershoni and his San Francisco-based agency Gershoni Creative to use the "Dyslexic Design Thinking" process to help create an appealing, engaging space that reflects the neurodiversity-affirming mission of the center and the varied thinking styles of its clientele.

Ofiesh, a dyslexic cognitive behavioral scientist who has advised the Civil Rights Division of the U.S. Department of Justice on learning disabilities and test accommodations, and designed and co-taught a course on neurodiversity and design thinking at the Stanford School of Medicine, found a kindred spirit in Gershoni.

"We had a lot of conversations beginning with empathy about the lived experience of individuals with dyslexia and how they see the world," Ofiesh recalled.

Gershoni, a dyslexic artist and entrepreneur who has long worked to reframe negative perceptions of dyslexia and explore the intersections between neurodiversity and creativity, was a natural fit for the redesign of the center. He sees dyslexia as not a disability but a hyperability, despite the challenges it can present.

"To me, letters are negotiable. I tell a lot of children and young adults, 'Reading is linear, but as a dyslexic you can leap; you jump over letters; you can fly,'" Gershoni said. That cognitive flexibility, knack for making unexpected connections, and "prismatic" way of seeing the world, he said, is what has helped so many dyslexic luminaries, from Albert Einstein to

Steve Jobs to California Gov. Gavin Newsom, achieve big things.

"In almost every industry, there's a dyslexic at the top who is responsible for throwing out the rulebook and re-imagining the way we do things," he said. "If you acknowledge dyslexia as a strength, you realize that you are capable, you are brilliant. You see the world differently — and that's remarkable."

Children's Health Council's Palo Alto location is home to two schools for younger children — Sand Hill School and Esther B. Clark School — and it was important for the Schwab Learning Center to have a vibe that appeals to older students, from teenagers on up, Associate Director Nancy Lambert said.

Designed to be inclusive of a range of learning preferences,

the multipurpose area, which Gershoni likened to an innovation lab, offers floor-to-ceiling whiteboards; cozy and quiet zones; a sticker wall for sharing notes about feelings and experiences; colorful graphics; inspirational quotes (including one from Charles Schwab: "I have never believed in waiting around for perfection"); moveable furniture; and comfortable spots for collaboration. Students are advised to "leave your assumptions at the door," and can stand or move as they work, and experiment with different tools and working styles.

As sunlight moves through the windows, letters spelling out "creative thinking in progress" are playfully reflected around the room in shadow.

The design reflects the center's

emphasis on empowering learners and celebrating out-of-the-box thinking, as well as fostering a sense of community.

"Students gravitate to the multiple ways of engagement," Ofiesh said. "They can think without the typical constrictions of a traditional learning environment."

The center is endowed by the Charles Schwab and Helen Schwab Foundation. The investor and financial executive Charles Schwab, an alumnus of Stanford, is dyslexic, which he realized thanks to his son's diagnosis at the Children's Health Council.

"The SLC has come full circle now that we're here at CHC," noted Lambert.

In addition to personalized support on everything from test preparation to self-advocacy

skills from the center's staff of learning specialists, clients can also now undergo diagnostic evaluations for learning differences right at the center, and be connected to Children's Health Council's other services if needed. One of the benefits of working with high schoolers, Ofiesh, noted, is that students can continue the relationship as they move to college, a transition that can be rocky.

"Mr. Schwab really wants us to impact as many individuals with learning disabilities and ADHD as we possibly can," Lambert said.

The Schwab Learning Center at CHC is located at 650 Clark Way in Palo Alto. ■

Email Contributing Writer
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Maria Doerr brings the voice of Gen Z to the Menlo Park City Council

Newest council member turns her focus to housing and community engagement

By Cameron Rebosio

Careful with her words and taking notes before she speaks, Maria Doerr, 27, is bringing a new voice to the Menlo Park City Council as the youngest sitting council member.

Doerr is a strategy and management consultant for nonprofits, foundations, and government agencies, and graduated from Stanford University with a degree in civil and environmental engineering with a focus on urban environments.

“Even in undergrad, I knew that cities are a place where you have so much opportunity to create change,” Doerr said.

She was sworn in on Jan. 9 after being appointed to replace Ray Mueller’s who resigned his

District 5 seat midterm after being elected to the San Mateo County Board of Supervisors.

Doerr says that change could be brought to Menlo Park by focusing on environmental issues and education to improve the health and wellness of the city and its neighborhoods. Doerr wanted to get involved in her community immediately after moving back to Menlo Park from San Diego, so she started as an English Second Language tutor. Doerr also began volunteering with the Menlo Park Climate Team and sitting in on Environmental Quality Commission meetings.

Through her work, Doerr says she’s been able to work to in cities such as Bogotá and Mexico City, as well as in California to uncover the needs of specific

communities and bring a variety of voices to the discussion to find what best suits them.

Doerr gave examples such as educational equity, which brings the perspectives of students, families and teachers together to find the best way to support the system; and working with riverside communities to understand the priorities of residents in order to reflect that in decisions that effect them. Doerr says that she hopes to bring this method to District 5 in her term as a City Council member.

Doerr is also in tune to a younger generation trying to make a home in Menlo Park.

“I see my age as a strength that I bring to this role,” Doerr said. “Because I’m connected to a younger generation that is not as well represented in local politics here yet.”

Doerr also says that her perspective as a renter, which reflects 42% of Menlo Park’s population, is an asset, as it adds an underrepresented voice to the City Council.

When it comes to priorities, Doerr says she is focused on affordable housing to benefit both new and existing residents. She also has an eye on safe streets and improved transit systems, particularly increasing the ability of residents to bike throughout their community. Doerr says she is particularly interested in increasing civic engagement, both in District 5 and throughout Menlo Park.

To increase civic engagement, Doerr said that residents need more accessible information and help understanding developments as they are updated. She said there needs to be engagement and encouragement on



Magali Gauthier

Maria Doerr is the newest, and youngest, member of the Menlo Park City Council.

the part of the city to get residents up to speed who are only recently getting involved in city affairs.

“We’re making these decisions that impact people’s lives, ones where people will feel like they can jump in and have a say,” Doerr said.

She acknowledges that while she represents District 5, which encompasses Sharon Heights, Sand Hill Road and parts of West Menlo Park, her decisions effect the entire city and wants to benefit her community while being cognizant of the effect on other districts and listening to all Menlo Park residents.

Doerr says she’s eager to start work toward electrification of buildings in Menlo Park during her term.

“It’s a really exciting opportunity for our community to think about, ‘How do we create a healthy, sustainable future for all residents,’” Doerr said.

She also wants to address the

zoning changes that accompany the housing element, which she says can shape Menlo Park into a “vibrant, community-oriented” space for every resident.


Doerr says that she hopes to see new faces in the crowd at future City Council meetings, and to see residents from the Bayfront to Sharon Heights to create a more united Menlo Park.

“(There is) so much to celebrate together,” Doerr said. “I see vibrance, community gathering spaces ... where people feel invited to get to know their neighbors even better, and I see us as a city investing in a sustainable, resilient future.”

Doerr is holding in-person office hours at Woodside Bakery and Cafe at 325 Sharon Park Dr. every Thursday from 8-9:30 a.m. to meet with residents. ■

Email Staff Writer Cameron Rebosio at crebosio@almanacnews.com.

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HOUSING ELEMENT

continued from page 8

intellectual and developmental delays (IDD),” Jim and Patty White said in a Jan. 27 email to The Almanac. “It was purchased with a defensive intent, specifically to have an influence on what would be developed next to the Willow Commons’ permanent housing for a vulnerable population.”

They said that in the draft Portola Valley housing element, Willow Commons is a crucial pipeline project for the upcoming RHNA 6 cycle.

“It is Portola Valley’s first deed-restricted, affordable multi-family housing and the first permanent supportive housing project

to support adults with IDD. Willow Commons will provide roughly 25% of Portola Valley’s total RHNA 6 low-income units for the coming eight-year RHNA cycle. the Whites said. “We expect that the 4394 Alpine Road property will ultimately have a role to play as well, and anticipate that decisions around it will take a similar team effort including a partnership with a nonprofit development group and a timeline that may not align with the town’s for its upcoming housing element certification filing. Our decision and timeline are motivated by our commitment to identifying the right solution for a population that has increasingly fewer housing options in our area.” ■

CRIME BRIEFS

continued from page 6

sedan with tinted windows, possibly a newer model Honda Accord. The vehicle was last seen driving westbound on Marsh Road from Highway 101 with possible damage to the front right side of the vehicle.

A passenger in the other vehicle is believed to have serious injuries and is currently at a local hospital. The Almanac has reached out to the Menlo Park Police Department for confirmation and will update this story with its response.

Menlo Park Police are urging residents to contact 650-330-6300 if they have any information regarding the accident.

—Cameron Rebosio

Menlo Park sends housing element to the state for round two

By Cameron Rebosio

The Menlo Park City Council got its housing element in under the wire, certifying and adopting it Jan. 31 on a 4-1 vote, with Drew Combs opposed.

The housing element had to be approved and submitted to the state by Jan. 31 in order to avoid penalties that could include fines and losing land use authority over proposed developments.

“It is maybe not the eleventh hour, but it’s 10:59 for sure,” resident Brian Shields said.

The meeting is intended to be the final step in completing the city’s housing element update, a state-mandated process that occurs once every eight years. This time around, the state is strongly enforcing the regulations.

The housing element requires cities to build with an eye toward balancing jobs and housing. Menlo Park’s housing target, also known as the Regional Housing Needs Allocation (RHNA), requires the city to plan for close to 3,800 new housing units by 2031.

Though Menlo Park submitted its housing element to the state in July, with a prediction that the city would not only reach its RHNA

requirements but exceed it by over 2,000 units, the plan was rejected by the California Department of Housing and Community Development (HCD) on Oct. 9.

Council member Drew Combs took issue with three parts of the housing element. Combs and Council member Maria Doerr introduced language to the housing element to encourage developers to use union contractors and protect workers. The motion passed unanimously and was added to the housing element for adoption.

Combs also said that he believed just-cause eviction protections and relocation measures laid out in the anti-displacement efforts would be more detrimental to renters than helpful.

Anti-displacement measures have been at the forefront of housing element discussions since December, with a subcommittee of Jen Wolosin and Cecilia Taylor that was specifically created to address displacement of residents. The subcommittee recommended expanding the state’s just-cause eviction and tenant protections, which have a one-year residency requirement, to residents who have lived in Menlo Park for any period of time. These protections include a requirement that

a landlord must serve a tenant with a three-day written notice to cure an at-fault reason for eviction before proceeding.

The subcommittee also recommended increasing tenant relocation assistance to four months for all no-fault evictions and offering “know your rights” education, including legal aid, at no cost.

“We have to be careful because there is a really short barrier to (single-family rented homes) being moved from the rental market and just being sold,” Combs said. “The more burden we put on landlords, I think the more likely they will just sell, and then a person who could afford rent now doesn’t have a home.”

Combs said that he worried that the point of the suggestions was moot since no changes were being actively made, but rather planned for. He also expressed concern that sufficient outreach had not been made to landlords. Combs said that the council should be more generic in its language with anti-displacement measures.

Lastly, Combs suggested that the so-called opportunity sites, flagged as potential locations for housing growth, along Marsh Road be removed as they were less likely to be developed than other sites.

Neither of these changes were made as the other four council members were in favor of the original language.

Changes made

The council added green space to the areas protected by mitigation measures in building, a suggestion by Doerr. The language was also changed regarding city-owned parking lots, with a goal of developing 345 or more affordable housing units by 2027. City-owned parking lots have been the focus of discussion because the city has discretion to build all-affordable housing on the sites.

The anti-displacement measures put forward by the council will be moved up by six months on the timeline, and will begin implementation in January 2024 and continue through 2026.

The city is anticipating 3,644 housing units from “pipeline” projects that are already in the works — either proposed, approved or under construction — of which 594 are designated for affordable housing. Four of those projects are already under construction, comprising 925 units and including 140 of affordable housing. Among those projects

is Menlo Uptown on Jefferson Drive, which is an eight-story mixed-use building proposal with about 15,000 square feet of office space and commercial space.

Another 454 units of affordable housing are coming from projects that have been proposed but aren’t yet under construction. Some notable ones include the Parkline SRI redevelopment project and Meta’s Willow Village. Menlo Park has designated 85 units of Accessory Dwelling Units (ADUs) could be built, of which 77 are affordable housing. One program introduced in the housing element encourages the city to adopt policies that incentivize the building of ADUs.

There are 3,379 units listed at on opportunity sites, where housing could be possible in the future, of which 1,953 are designated as affordable housing. One notable opportunity site is the Flood School lot, which has sparked contentious community debate during election season. Also listed as opportunity sites and the downtown Trader Joe’s at 720 Menlo Ave.

The housing element and the draft environmental impact report both passed on the 4-1 vote. ■



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Teachers share impact of flood damage at Las Lomas Elementary

By Angela Swartz

Teachers are detailing the impacts from flooding that damaged 20 classrooms and learning spaces at Las Lomas Elementary School in the beginning of January.

Las Lomas Education Association sent a Jan. 20 statement to The Almanac that lays out how students, teachers and other staff at the Atherton school have been displaced by the damage. Half the campus was underwater during the flooding.

“The damage done to the Las Lomas Elementary School campus was heartbreaking,” according

to the teachers union statement. “Teachers had spent countless hours creating a welcoming, nurturing, and safe learning space filled with both purchased and teacher-created resources for their young students only to have many materials damaged.”

Teachers at the 299 Alameda de las Pulgas campus were placed into any available space left. The librarian and computer teacher came into each classroom to find new ways to implement their programs after students lost access to the computer lab and the library space. Students also lost access to the quiet zone that operates during recess and lunch, as well as the play

structure, teachers said. As of Jan. 31, tanbark was back in the play structure.

The administrative team and office staff temporarily relocated to the teacher work room.

Moving and unpacking have become a regular occurrence on campus, and restoration of flooded rooms will take until around Feb. 8 for some rooms and three to four months for others, according to the union and a district report given at the Jan. 11 school board meeting.

“What has become clear throughout the challenges of the last few weeks and the challenges that continue even now is what an adaptable, resilient and

supportive community we have at Las Lomas,” teachers said. “Parents generously volunteered their time to help with the moves into new learning spaces. They also provided breakfast and lunch for staff throughout the first week back. Feeling such overwhelming support bolstered morale, bringing teachers together to break bread when they typically work in their classrooms during lunch.”

After students were dismissed on Jan. 9, Las Lomas and La Entrada Middle School teachers worked together to unpack hundreds of boxes and set up new classrooms. Many rooms had five to six teachers, staff and parents

who to set up rooms that were welcoming and functional for instruction, teachers said.

“It was a remarkable feat and while there is still much to do, teachers are incredibly grateful for this amount of support,” they said. “The maintenance crew worked extra hours to move items and ensure spaces were safe and clean for children. The construction company has worked tirelessly preparing the new learning spaces ahead of schedule and fixing any things that are needed.” ■

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

Applications open for Menlo Park affordable housing lottery

51 affordable rental units open at MidPen’s Gateway Rising development

By Cameron Rebosio

MidPen Housing is accepting applications for an affordable housing development on Willow Road in Menlo Park, called Gateway Rising, through Feb. 17.

Gateway Rising includes 140 units, with a mix of one, two and three-bedroom apartments.

Initially developed in the 1960s, the housing complex was built for seniors and families. MidPen Housing redeveloped the site and built 160 units, split between Sequoia Belle Haven, which has 90 affordable apartments for seniors and the newly redeveloped Gateway Rising site.

At the time of proposal,

Gateway Rising was described by Meghan Revolinsky, an analyst with the city’s housing and economic development department, as the “largest affordable housing project in Menlo Park, ever.”

Of Gateway Rising’s 140 units, 81 will be filled by returning residents, seven will be filled by unhoused residents and 51 are

currently open for pre-application. MidPen Housing expects the units to be ready for move-in by June.

Those interested can pre-apply by Feb. 17 at 5 p.m., which will put them in a lottery based on apartment preference. Paper applications are available for download on midpen-housing.org or can be picked up at the

temporary leasing office at 1221 Willow Road.

Any questions may be directed to the leasing office by calling 650-323-5615 or by email at gateway@midpen-housing.org. ■

Email Staff Writer Cameron Rebosio at crebosio@almanacnews.com.



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FARMWORKERS

continued from page 5

Garden, where the first shooting took place, are “substandard and not really livable.”

“No one’s going to go back there,” Supervisor Ray Mueller told this news organization.

But the question remains: Where will the farmworkers go next? Now a week after the shooting, the families are eager to get out of the hotels and back into stable housing. But with jurisdictional challenges and a dearth of affordable housing, officials are struggling to find enough units.

“We’re really asking Half Moon Bay residents to open up their arms and doors for these residents,” Callagy said. “We’re desperately trying to find housing for them.”

‘Living in squalor’

In the wake of last week’s shootings, all eyes are now on the largely immigrant, low-income farm working community, which has long been the agricultural backbone of Half Moon Bay and the wider Peninsula.

As Half Moon Bay Vice Mayor Joaquin Jimenez said during a Jan. 24 press conference,



Leah Worthington

Enrique “Kique” Bazán, a board member of ALAS, a nonprofit that works with the coastside Latino community. Its staff had been on the site of one of the Half Moon Bay farms an hour before the shootings, providing food and clothes to the workers.

farmworkers are generally ignored — until they’re not.

“You come to our community for the pumpkins and ignore the farmworkers,” he said, looking solemnly at the crowd gathered outside the I.D.E.S. Hall in downtown Half Moon Bay. “Not today — we’re not ignoring anybody.”

Citing poor living conditions, inadequate pay and nonexistent health care, officials including Gov. Gavin Newsom have come

out to demand change.

“No one should be living there,” Mueller said, describing RVs and single-room trailers at California Terra Garden that looked like “converted storage containers” and lacked basic amenities. Mueller said he’d heard reports about the living conditions on farms but was unaware of the extent until last week. He shared a series of tweets and photos showing corrugated steel trailers and

outdoor kitchens — which he referred to as “deplorable, heart-breaking living conditions.”

Newsom also publicly decried the conditions experienced by farmworkers in Half Moon Bay and throughout the state.

“No health care, no support, no services, but taking care of our health — providing a service to each and every one of us every single day,” Newsom said during the Jan. 24 press conference.

However, documenting and addressing poor living conditions among the county’s agricultural workforce is a daunting, complicated task for several reasons.

Because these farms are privately owned, the county can’t conduct unsolicited inspections and instead relies on a complaint-based system to learn of possible code violations.

Callagy said that the county takes action on a case-by-case basis when it’s made aware of problems. Describing some instances of farmworkers as “living in squalor,” he said the recent tragedy had “brought to light” longstanding issues that were even more egregious than he’d expected and not up to county code.

“Some places didn’t have proper ingress or egress, (running)

water, heat,” Callagy said. Other residences lacked a safe foundation and “were just teetering on bricks,” he added. “If there were an earthquake, they would just fall off.”

Asked about photos Mueller shared of small, poorly equipped trailers on the California Terra Garden where the first shooting took place, Jimenez seemed unsurprised.

David Oates, a spokesperson for California Terra Farm, however, disputed claims that the farm’s residences had long been subpar, clarifying that the photos Mueller shared were not of the living conditions per se, but of the “storage units adjacent to the living quarters.”

He said that conditions had deteriorated since law enforcement’s “very thorough investigation” of the property following the mass shooting and named broken door locks and damaged walls as some of the recent disrepair. But he insisted that every trailer is “state-inspected” and equipped with running water, electricity and a kitchen. The damage to the facilities was not there before authorities came to investigate, he said.

But Judith Guerrero, executive director of Coastside Hope, a nonprofit that provides safety net services to

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coastal communities, said she showed the first two photos to a California Terra Garden resident who said that, while the outdoor spaces with a mattress and cooking area weren't the workers sleeping quarters, it was still "part of the living area." Guerrero said she'd also been told that some trailers lacked functional stoves and hot water, while others lacked running water altogether.

Regardless, she said, the photos spoke for themselves.

"Would you live there? If I had a choice, I wouldn't," she said.

Relocation efforts

Relocating the residents, officials and housing advocates agree, is not that simple.

For starters, the roughly 10 trailers and RVs are technically within the Half Moon Bay city limits and therefore outside of county jurisdiction.

According to Callagy, the county is collaborating with the city of Half Moon Bay to find intermediate housing for the families while they seek a more permanent solution. While the county has a few locations so far, Callagy said, securing long-term housing for everyone from single occupants to six-person families has proved to be a challenge.

"We're trying to find 18 houses for people who became homeless overnight," Callagy said. "So it's quite a task — in a small community with a tight market in one of the most expensive counties in the county."

The displaced workers' housing costs are being covered by the county, which is also providing financial assistance to replace lost wages. While the families will be able to stay at hotels through Friday, Feb. 3, for both logistical and personal reasons, their time there is limited.

"Living in a hotel is not a viable option," Guerrero said.

Guerrero, whose mother is also a farmworker, has been to the hotels every day checking on families and delivering supplies. Without kitchens or access to personal belongings, daily life has been completely disrupted.

Still, many aren't eager to return to their former residence, now one of the sites of the worst mass shooting in San Mateo County history.

"There are a lot of them that say they're anxious, that they wouldn't feel safe going back there, that they aren't ready," Guerrero said.

Oates said the company "isn't comfortable" bringing the families or employees back to the farm in its current state and intends to work with officials to find a temporary solution.

"We're working hard today to



Leah Worthington

Flowers are placed at a memorial for farm working victims of mass shooting in Half Moon Bay.

evaluate all options for a temporary solution to extend their stay off company property," he said.

California Terra Farm announced Jan. 30 that it would be building new permanent structures on the farm property to house its employees and their families.

The decision, according to the statement, came "after collaborative discussions with local officials that uncovered a series of code and permitting requirements unknown before the tragic shootings that occurred last week."

The company said development will take roughly one year and that it will provide affordable housing and "above-market wages and benefits to all its team members" in the interim.

A symptom of a crisis

Jimenez, for his part, said he's long been aware of the poor residential conditions common throughout the coastal farms. But one of the challenges is that, for many workers, small living quarters with meager amenities are preferable to the alternative — no housing at all.

"We try to do the right thing by red-tagging the farms, but then we have families that go homeless," he said. "Farmworkers have shared with me personally, 'If you don't have a place for us to go, with a roof and walls, then don't bring it up.'"

Jimenez declined to point fingers at the farm owners or county officials for poor worker living conditions, which he described as a symptom of the larger Bay Area housing crisis.

In Half Moon Bay, a studio apartment can cost upward \$2,500 per month. With salaries that often hover at or barely exceed the California minimum wage of \$15.50 per hour, many families simply can't afford the price — let alone a deposit and first and last month's rent. California Terra Farms pays \$16.50-\$24 per hour, according to Oates.

"To me and you, the pictures that Mueller tweeted are unacceptable, they're deplorable," Guerrero said. But a lot of the workers, many of whom are immigrants from Mexico, China and throughout Central America, are the sole breadwinners for their families in the United States or back home.

As a result, low-income workers, like those living at the coastal mushroom farms, might be willing to tolerate less-than-ideal living conditions for the much more affordable \$300 monthly rate offered by their employers.

Ultimately, Guerrero said, it's a question of: "How dedicated are you to provide for your family?"

According to a 2019 health needs assessment, San Mateo County is short roughly 1,020-1,140 affordable units for the agricultural workforce. As of 2019, the total population of farmworkers and their dependents was estimated to be between 2,990 and 3,680.

The survey found that farmworkers living on-site are "less likely to experience excessive housing cost burdens." However, the study noted, affordability comes at the cost of more overcrowding, housing problems and disrepair.

Callagy acknowledged that issues in the agricultural sector represented a piece of a larger puzzle — the widespread lack of affordable housing along the Peninsula. He said the county intended to survey other farms to better understand the extent of the problem and agreed that red-tagging or fining farmworker residences wouldn't solve the problem.

The long-term goal, he said, was to work with the farm owners like those at California Terra Garden to develop "safe, habitable, healthy residential units" for the live-in workers. But, he noted, that's "not a quick fix."

He said that the construction of farmworker apartment complexes, like Moonridge on

the coast, and the county's new Navigation Center, represented efforts to provide more affordable options for low-income residents. The county will be looking to expedite permits to build more farmworker housing in the near-term, he said, adding that the bigger challenges were understanding the extent of the problem and building enough housing to combat it.

The question, he said, is: "Where? On which land? And how do we get it through without waiting five, six, seven, eight years?"

A massive community effort

When news of the shootings reached Stacey Jennings and her husband RJ, their first thought was to reach out to the local nonprofits to see how they could help.

The couple, who are involved in groups like Coastside Families Taking Action and Fixin' San Mateo County, know who to go to when neighbors are in need. They made their way to Purissima Street and the main office for ALAS, a nonprofit that RJ described as a critical connection to the Latino community.

"This was one of our first stops — to check in here at the tent and see how we could be of service," he said.

There the couple heard about the farmworkers who'd been evacuated from their homes and workplaces. While his wife went to Costco to buy food and toys, RJ began to mobilize a network of volunteers.

Since then, community members — hand-in-hand with local nonprofits — have been working tirelessly to meet every need of the displaced farm working families.

For members of ALAS, who are intimately involved with the agricultural community and regularly provide critical resources like groceries and health care to the sites where the

shootings happened, the tragedy struck close to home.

"An hour before (the shooting), we had team workers there bringing clothes, food," Bazán, a board member, said. Not only did the ALAS staff know all of the victims, who include five men and two women, but they knew the suspected gunman as well.

"People are really shocked because they recognized the shooter. They have served him, given him clothing, food," he said. Bazán, who was feeling "shaky" less than a day after the shooting, said that one ALAS employee lost her uncle. "It's tearing their hearts apart," he said.

Lizette Diaz, a member of Coastside Families Taking Action who personally knew three of the victims, described Monday and Tuesday of last week as a whirlwind.

"I've never moved so quickly in my life," she said in between unpacking boxes of applesauce on Jan. 24. "I literally took 17 carloads of donations yesterday."

Though the immediate response has been huge, some worry about what the coming weeks and months will bring.

Pat Carbullido, operations director at ALAS, said his and other organizations will continue supporting the workers with everything from mental health resources to financial assistance. But, he wondered, would the county follow through with its promises to funnel more resources into the farm working community? Would there still be pressure from the local and wider community to prioritize new, affordable housing developments and improving farm worker living conditions?

"Once everything settles down and the press and government officials leave, that's the big question," he said. "February — what does that look like for them?" ■

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Leah Worthington

Lizette Diaz helps gather supplies for residents displaced by a mass shooting in Half Moon Bay on Jan. 23.

Defamation lawsuit against Almanac parent company dismissed

Former school district candidate's claims rejected 3-0 by Court of Appeal

By Sue Dremann

A defamation lawsuit against The Almanac's sister paper, the Palo Alto Weekly, and parent company Embarcadero Media by an unsuccessful 2018 candidate for Palo Alto Unified School District Board of Education has been rejected by the California Court of Appeal.

The Sixth Appellate Court's three-judge panel, which issued its decision on Jan. 5, upheld a July 2020 decision by Santa Clara County Superior Court Judge Sunil Kulkarni granting Embarcadero Media's motion to dismiss the case.

Both decisions found Christopher Boyd did not present any admissible evidence to support his claims that the Weekly's reporting was false or that the paper acted with actual malice, the legal standard for a public figure to prevail in a defamation case.

Representing himself, Boyd filed his lawsuit in November 2019, a year after the election in which he finished in last place with 370 votes. The suit claimed defamation, intentional infliction of emotional distress and intentional infliction of mental and personal injury through

"unlawful profiling" by the paper of certain candidates. The paper had published articles in its print and digital editions and an editorial that called into question Boyd's claims that an educational foundation he said he spearheaded was a legally established California and tax-exempt 501(c)(3) non-profit entity.

Embarcadero Media filed an "anti-SLAPP" motion to dismiss the case on Jan. 21, 2020, arguing the articles were accurate and Boyd's complaint offered no evidence to the contrary, much less show the required likelihood of prevailing in the case a "SLAPP" lawsuit, or "strategic lawsuit against public participation," is litigation of a harassing nature brought to challenge the exercise of free-speech rights, according to court definitions. The statute aims to quickly resolve meritless lawsuits that threaten to stifle free speech on matters of public interest.

As a candidate for school board Boyd came under investigation by the paper after research conducted in preparation for an interview found no incorporation, tax or other records for Insted, the organization Boyd said he directed. Insted's website described it as a

tax-exempt 501(c)(3) entity operating an experimental after-school program using Stanford University post-doctoral students to teach undergraduate-level courses in subjects such as chemistry, robotics and astrophysics to elementary- and middle-school students.

But there was no evidence that Insted existed as a legal entity, according to court documents and declarations made by then-Publisher Bill Johnson, Editor-in-Chief Jocelyn Dong and then-education and youth reporter Elena Kadvany.

Johnson searched the California Secretary of State's registered business database, which requires nonprofit, tax-exempt entities to file their articles of incorporation with the state. Insted was not listed in the database as a corporation or LLC.

Johnson also researched online information by searching for details regarding Insted and the Institute for Education Management, an entity that Boyd claimed was the umbrella organization or fiscal sponsor for Insted. Johnson also checked Guidestar, a publicly available source for nonprofit records and Internal Revenue Service filings but found nothing to

substantiate Boyd's claims for either Insted or the Institute of Education Management, he said in his court declaration.

During the September 2018 recorded candidate interview, which was later posted on the Palo Alto Online YouTube channel, Johnson asked Boyd whether Insted and Institute for Education Management were the same organization. Boyd said the Institute for Education Management "is a nonprofit (that) has existed for decades" and sponsored Insted. He added that the institute was based in Palo Alto and that he didn't run it; he didn't know who was running it and didn't know who was on its board. He said that charitable contributions can be made to Insted through the Institute of Education Management.

Johnson informed Boyd that he wasn't able to find a public record for either entity. Boyd subsequently provided the paper with a tax identification number for the Institute of Environmental Management, a third entity with an entirely different mission based on biofuels technology and reduction of solid waste, the paper noted.

The paper found state tax and business filings for the environmental organization and

Kadvany contacted the group's listed CEO, who "disclaimed any association" with Boyd and wrote in an email he "was never authorized to represent himself as having worked for or (having been) affiliated or involved with the Institute for Environmental Management." The institute also had not been active for several years, the paper learned.

After a follow-up email from Johnson seeking further clarification, Boyd sent him a 2015 email from Don Augenstein, a founding member at the Institute for Environmental Management. It included a draft email to PayPal for Boyd to review with directions on how to set up a way for Boyd to collect donations through the Institute for Environmental Management's PayPal account.

Johnson told Boyd that the email didn't provide any useful information establishing the actual nonprofit status of Insted other than that Augenstein and Boyd had made arrangements to accept money through his PayPal account, and that Augenstein was apparently using his nonprofit status for one organization to assist an entity that isn't a nonprofit, nor

See **LAWSUIT**, page 18

Stanford scrutinized over deputy who drew gun on Black man

University announces officers' actions will be reviewed

By Zoe Morgan

Stanford police are under scrutiny after an officer drew a gun on a Black driver on Saturday, Jan. 28, an incident that has gained national attention following a viral Twitter thread from a witness.

The Stanford Department of Public Safety is reviewing the incident and has asked the Santa Clara County Sheriff's Office to also conduct a review, according to a Monday, Jan. 30, announcement from the university. The Sheriff's Office oversees Stanford's police officers. Stanford's Community Board on Public Safety will also be given information about the incident, the university said.

Jessica Stovall, a Stanford doctoral candidate, posted on Twitter about how she had watched as a white police officer drew a gun on a young Black man at around 11 p.m. on Jan. 28. According to Stovall, the incident occurred at a busy roundabout on campus and she could hear someone say "put

your hands up" through her headphones. The officers ultimately released the man.

"I refuse to normalize this type of behavior of cops. This man was never arrested, and yet, he had a gun drawn on him," Stovall wrote. "Police interactions like this cannot go quietly into that dark night."

As of Tuesday morning, Stovall's Twitter thread had 2.8 million views and nearly 20,000 likes.

Stanford released a statement on Monday, noting that there have been social media accounts of the incident, and gave a police account of what happened.

According to police, a Stanford deputy saw a parked car with trash next to it in the lot of a student residence. The officer observed packages in the back seat. The driver said that he was a delivery driver, asked if he was free to leave and then drove away, police said.

Dispatchers ran the license plate number and saw that there was an arrest warrant for the

registered owner, whose driving privileges were suspended, according to police. Another deputy then stopped the car on campus and when the driver allegedly didn't follow directions to exit the vehicle, an officer pointed his gun at the car, police said. The original deputy took his gun out of its holster, but kept it at his side, police said.

Officers then determined that the driver wasn't the registered owner of the car. They cited him for possession of marijuana in an unsealed container in the compartment of a motor vehicle and released him, police said.

The incident comes at a time of heightened scrutiny around police use of force, after video was released of Memphis police officers beating Tyre Nichols, a Black man, on Jan. 7. Nichols died three days later. The initial police account of the incident was contradicted by video that was later released.

Stanford's statement acknowledged the national conversation

over police misconduct.

"We understand the level of distrust many persons have about the police, especially persons of color," Department of Public Safety Director Laura Wilson said in the release. "The recent tragic death of Tyre Nichols at the hands of persons who were police officers emphasizes why distrust is warranted."

Data released by Stanford in 2021 shows a disproportionate number of police interactions with Black individuals, compared to their share of the campus community. Black people make up 4% of Stanford's community, but 9% of arrests and 15% of field interviews, according to the report. Black people's share of citations matched their share of the population, both at 4%.

The university noted in the report that individuals police interact with are not necessarily affiliated with Stanford, making data comparisons more complex. Across Santa Clara, San Mateo, San Francisco and Alameda counties, Black people

make up 5% of the population, according to U.S. Census Bureau data.

Stovall's Twitter thread highlighted the impact that incidents like the one this weekend can have on those involved, regardless of whether someone is arrested.

"All this, right after the video release of Mr. Tyre Nichols's murder. Black folk aren't safe even on one of the most elite campuses in the world," Stovall wrote. "And I share all this to say, yes. He was able to go home. But with what damage to him? To those of us who witnessed? I didn't sleep." ■

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Bay Area bridge toll increases finally approved at end of long litigation

Next price hike scheduled for 2025

By Joe Dworetzky /
Bay City News Foundation

A pot of \$545 million destined for new projects in the Bay Area may soon be released from escrow after litigation over a 2018 ballot measure on bridge toll increases finally comes to an end.

The California Supreme Court on Jan. 25 let stand a decision from the state Court of Appeal in a case brought by the Howard Jarvis Taxpayers Association challenging toll increases on seven state-operated Bay Area bridges.

Howard Jarvis was an anti-tax gadfly best known for his role in the 1978 passage of Proposition 13, which amended the California Constitution to

limit tax on California real estate. HJTA advocates and frequently litigates against taxes.

HJTA challenged the \$1 bridge toll increases set for 2019, 2022 and 2025 as part of Regional Measure 3, which was approved by the region's voters in 2018. HJTA argued that the tolls were actually taxes and even though they were approved in the state Legislature and by citizen ballots, the percentages approving were less than the two-thirds required for special taxes.

The case was filed in San Francisco Superior Court in 2018. That court ruled against HJTA on April 23, 2019, and the Court of Appeal affirmed the decision on June 29, 2020.

HJTA then successfully petitioned the California Supreme

Court to take the case up for review, but the high court put the case on hold pending the disposition of a case with similar issues involving charges for trash and recycling pickup in Oakland. Once that case was resolved, the Supreme Court dismissed HJTA's petition for review and returned the case to the Court of Appeal.

Under the California Rules of Court, when the Supreme Court dismisses a petition for review, the opinion of the Court of Appeal remains in effect.

The 2019 and 2022 toll increases were not suspended during the case and the roughly \$545 million collected was placed into escrow pending the conclusion of the litigation, according to a spokesperson for the

Metropolitan Transportation Commission.

A third toll increase is scheduled for 2025 and it is anticipated that the tolls will ultimately provide \$4.45 billion in capital funding for major transportation projects to relieve traffic congestion in the Bay Area, including \$325 million for a Caltrain downtown San Francisco extension and \$500 million for new BART cars.

Emily Loper, a spokesperson for the Bay Area Council, a business advocacy organization, said the release of the funds will await further procedural steps, but that the parties are "committed to unlocking the funds quickly to flow to these projects."

Loper said the Council "led

the campaign to pass the measure in June 2018."

Tom Butt, until two weeks ago the mayor of the city of Richmond, was elated by the decision, which he said "includes hundreds of millions of dollars to relieve traffic congestion at the Richmond San Rafael bridge, including \$75 million specially for the east end. It also includes \$300 million for enhancing ferry service, including the Richmond ferry."

In an interview with Bay City News, Butt said that he never doubted the ultimate outcome but was disappointed that it took so long.

"It was kind of a no brainer, but you know these things have to work their way through the system," he said. ■

ATHERTON HOUSING

continued from page 1

the development of 348 new housing units, per its 2023-31 Regional Housing Needs Allocation, which is a large jump from its allocation of 93 units during the previous eight-year cycle. Town officials fear lawsuits, fines and loss of local planning control if the town doesn't create a compliant housing element.

'Who knew I would have anything in common with Steph and Ayesha Curry? I am faced, as he and his family are ... with the horrific notion of losing our privacy and our space.'

PAM SILVAROLI, ATHERTON RESIDENT

"Somebody has to make the decision: Are we going to protect the town or open the town to lawsuits?" Mayor Bill Widmer said.

Staff had recommended the council adopt the following plan on Tuesday: 280 ADUs; 48 Senate Bill 9 lot splits; 10 vacant sites; 16 units at 23 Oakwood Blvd. (the owner plans to build townhouses here); 19 units that would be upzoned along El Camino Real; 60 units at Menlo College; and 20 units at Menlo School.

City Manager George Rodericks said two developers have already contacted him inquiring about the so-called

builder's remedy, which allows for residential projects to move forward even if they do not comply with local development standards. These developers were the owner of 23 Oakwood Blvd. (David Arata) and Los Angeles-based real estate firm Mulholland Drive Company.

Significant pushback on new multifamily overlay

A plan to create a multifamily zoning overlay along El Camino Real and Valparaiso Avenue faced vocal opposition, with an hour of public comments consisting mainly of residents speaking against the idea. One Menlo Park resident who lives next to one of the proposed overlays said it would turn his quiet street into the traffic equivalent of exiting a stadium after a Golden State Warriors game.

The Atherton Planning Commission came up with the overlay as an alternative to upzoning 19 lots along El Camino Real. The commission recommended the entirety of El Camino, 88 properties, be part of an overlay zone on a wider range of properties that would permit development of up to 20 units per acre. Council member Stacy Miles Holland recused herself from the discussion on the El Camino Real zoning overlay because she lives within 500 feet of the site.

The Planning Commission also recommended a multifamily overlay zone on Valparaiso Avenue, which includes 22 properties, most of which are larger than a half acre, allowing up to 10 units per acre.

With the multifamily overlay zone, the current single-family

rules can remain in place, but property owners would have the option to develop their land more intensely under the multifamily development regulations.

23 Oakwood Blvd. site

Council members said they are concerned about the impacts of development at 23 Oakwood Blvd. on neighbors, but fear what could be built under the builder's remedy if they don't put in some standards themselves. The council previously opted to zone the property at 10 units per acre, but decided to create an overlay for the site. That way, if the owner sold the site it could be developed on a smaller scale if desired.

Warriors star Stephen Curry and his entrepreneur wife Ayesha Curry expressed their opposition to the plans in a letter to the town on Jan. 18.

Stephanie Sargent of Redwood City became emotional discussing the upzoning of the site, saying the town wanted to "destroy" her home.

"This is over my fence and yes, I'm NIMBY (not in my backyard), whatever everybody wants to call me, because it is over my fence. I will have people staring into my yard, into my bedroom window."

Diane Howard, a Redwood City council member, said she is concerned about the impact of the builder's remedy at 23 Oakwood and said it would have an adverse effects on the neighborhood.

"Please attempt to get the proposed housing element to HCD before the deadline today," she said.

The town had opted to upzone a 1.5-acre lot at 23 Oakwood Blvd. earlier this month, where there is currently a single-family home. The property owner plans to develop up to 16 townhouses with the town's guidelines.

The owner, Arata, wants to upzone his land and is interested in moving the project forward. Although he doesn't want to pursue a builder's remedy, he's well aware of state requirements of the town if the remedy is enacted, town staff said.

Council member Rick DeGolia said that if the town doesn't have a compliant housing element, the owner will build more than 10 units per acre. DeGolia said he would not support anything more than two-story buildings on this property and work to create standards for minimizing adverse impacts on neighbors, such as including screening.

Widmer said people have been sending him letters accusing him of knowing Arata and being in his pocket.

"I have no business interest with him," Widmer said, noting that he would not recuse himself from the vote because he used to be neighbors with Arata.

Doubts about viability of upzoning El Camino properties

The council opted to remove a plan to upzone 19 lots along El Camino Real for up to 20 units per acre after negative feedback from owners. This plan was unpopular, in part, because the town has stipulated that residents would not be able to rebuild their homes as

single-family homes.

"You all came in your red shirts and said you're not going anywhere," Widmer said of the upzoning. "If you're not moving, then there's nothing that we can do about that and you know it makes no sense to do an upzone."

Resident Pam Silvaroli voiced her opposition to the upzoning of the lots.

"Who knew I would have anything in common with Steph and Ayesha Curry?" she told the council. "I am faced, as he and his family are, and many others, with the horrific notion of losing our privacy and our space."

Staff contacted HCD to see if opposition from the property owners would be considered by HCD in the site evaluation, according to the staff report. HCD staff noted that letters stating that specific sites would not be viable because of property owner disinterest was "something they took very seriously," HCD told Atherton staff that some property owners may just be attempting to discourage the process.

"However, they would not be able to provide any specific feedback about sites or viability until they received the town's draft housing element as adopted by the town," staff noted.

The state has 60 days to review the town's housing element and certify it as substantially compliant with state law. If the state deems the element is not compliant with state law, the town must revise it further. ■

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LAWSUIT

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was it registered in California. There was no indication that Augenstein's organization had ever made any financial disbursements to Boyd or Insted, Johnson noted.

Johnson separately notified Boyd the issue of possible misrepresentation was relevant to his candidacy on the school board. Unless Boyd was able to answer the questions posed by

the paper, it would withdraw its invitation to him for the newspaper's school board candidate forum that fall. Boyd didn't respond.

The appeal court found that the paper had done its due diligence in its pre-publication investigations. It also affirmed the rulings of the Santa Clara County Superior Court, which found Embarcadero and the Weekly had acted within the scope of a protected activity — news reporting on an election candidate.

Boyd could not meet the evidentiary burden because the allegedly defamatory remarks were substantially true; as a public figure, Boyd couldn't show that the allegedly defamatory remarks were made with actual malice; the newspaper's exclusion of Boyd from the debate was also constitutionally protected as free speech; Boyd's claims of emotional and mental distress were based on the same factual allegations and were superfluous and subject to dismissal.

The appeal court agreed.

In its opinion, the appeal court agreed with the Santa Clara County Superior Court, which found that news reporting on an election candidate is protected "free speech activity" within the meaning of the anti-SLAPP statute. The lower court also found that Boyd didn't supply "any evidence, much less admissible evidence, in support of his claims," the appeal justices noted. The trial court also threw out Boyd's claims of emotional and mental

damage and noted that as the prevailing party, Embarcadero is entitled to recover attorney fees and costs.

"We are happy to have this case, which was totally without merit from the start, finally concluded with a strong appellate court decision affirming the ruling in Superior Court," Johnson said. ■

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WOODSIDE HOUSING

continued from page 5

housing types, and an overreliance on ADUs, according to a town staff report.

Staff guidance going into the meeting

Staff tasked the council with answering three main questions during the Tuesday meeting: Does the town include town-owned sites for rezoning and disposition? Should the town rezone 773 Cañada Road at 20 units per acre? And should the town reduce the number of backyard accessory dwelling units it's included in the plan?

Staff identified three approaches the council could take:

- Include no town-owned sites and continue to pursue higher ADU production to meet RHNA
- Include High Road as the only town-owned site included
- Include Raymundo Drive as the only town-owned site included.

Council member Dick Brown recused himself from the discussion and giving direction to staff because he lives within 500 feet of one of the sites being considered (the town-owned High Road site).

Tricky town-owned sites under consideration

The debate Tuesday night centered on the difficulties with

building on Raymundo Drive and High Road. The majority of the council opposed the High Road site, due to concerns that a PG&E transmission line runs through the site and that there is a collapsing slope.

The site would also need to be built at two- to three-stories tall to be able to fit all the 33 units town staff recommended for the site (at 20 units per acre), but council members like Jenn Wall said that wouldn't fit with the character of Woodside.

'They're not drug dealers. They're not gang members. This isn't rental housing. They're teachers, they're retail workers, they're nurses. Let's let some buy homes in our town.'

ROB HOLLISTER, WOODSIDE RESIDENT

Shaw pushed back. He said High Road is closer to public transit, a freeway and services in Redwood City and Woodside.

Shaw noted that it is "totally unfair to concentrate all of development in one part of town — Raymundo is right across from 773 Cañada and near Cañada College," but that other sites considered by the town just didn't pan out. There were not property



Screenshot

Woodside Mayor Pro Tem Jenn Wall and Mayor Chris Shaw during a Jan. 31 meeting on the town's housing element.

owners interested in developing their land in the town center corridor or at Haciendas Drive and Woodside Road.

"We've pitted two properties against each other and we are cramming down one square mile of town," he said.

Shaw asked town staff to quickly find out if a pipeline runs through the High Road site so the town can determine if the project needs to be removed from the plan.

The town originally considered rezoning a town-owned site at Raymundo Drive at 20 units per acre for a total of 33 units. There were several complications at the site, including that it would cost \$2.6 million to run the sewer system along Interstate 280 to Raymundo site. It's also in a very high fire risk zone, council members noted.

Dombkowski argued before the council direction was given that the housing element "process ended in a way that doesn't make any sense" referring to the sites that were presented during the meeting.

Uncertainty about Cañada College site

At Cañada College, the San Mateo County Community College District is actively seeking funding for student and family housing at its campuses, according to the town staff report.

The district is applying for a

state grant to support housing at the College of San Mateo campus first. If successful, the district would move to a second phase to obtain grant funding to support student and family housing at one of its other two campuses, including Cañada College. The second phase application submittal could take place as soon as July. The district indicated to the town that 75 to 80 units at Cañada College is a reasonable assumption.

It's unclear where the community college district is in the grant process.

Resident feedback

The majority of the 35 residents who spoke during hours of public comment worried about the impacts multifamily housing in their neighborhoods would have on traffic and their quality of life, and talked about wanting to spread the housing development across town.

Barbara Hoskinson, who lives on High Road, said the narrow roads in her neighborhood aren't fit for building more housing.

"My fear is someone's going to literally die if we add more density," she said.

Brown spoke during the public comment section in opposition to developing the High Road site and suggested the town help develop housing for people with disabilities at the

Raymundo site.

Residents brought up already existing sewer and roadway issues. Some said that it seems the town should be addressing these issues currently.

One resident said the town shouldn't support the state housing law in the same way it wouldn't support Jim Crow housing laws, referring to the state and local statutes that legalized racial segregation up until the 1960s.

In the minority were residents like resident Meghan Conn, who grew up in Woodside and told the council that if the town doesn't plan for change, then the state is going to do it for them. She noted that the Bay Area's population has increased significantly in recent years, but Woodside's has actually decreased.

"We are strongly out of step with the region," she said. "This might be the first time that we remember Woodside being asked to change in a significant way, but it's not really the first time that a community has had to deal with a larger influx of people. I think we can find a way to let a few more dozen people in on that."

Resident Rob Hollister encouraged the town to include all town-owned sites in the plan.

"Let's be clear: building these for very low- and low-income homes of this sort in Woodside will be for families making \$80,000 to \$150,000 a year," he said. "They're not drug dealers. They're not gang members. This isn't rental housing. They're teachers, they're retail workers, they're nurses. Let's let some buy homes in our town."

Council member Paul Goeld seemed to sum up the mood of the night best.

"I was under no illusions that everyone was going to leave this room happy," he said. "I thought everybody's gonna leave with some degree of unhappiness." ■

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

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Viewpoint

IDEAS, THOUGHTS AND OPINIONS ABOUT LOCAL ISSUES

In response to tragedy, more must be done to curb gun violence

By Josh Becker

GUEST OPINION

Shock. Anger. Outrage. Despair. These words barely scratch the surface of the range of emotions the people of Half Moon Bay, and no doubt millions of others, are experiencing in the wake of the Jan. 23 shooting spree that left seven farmworkers dead and one severely injured.

Half Moon Bay may be best known as a restful weekend getaway spot filled with idyllic beaches, but too few people know about its vibrant agricultural economy, fueled by more than 100 farms and as many as 3,000 farmworkers. Farmworkers who labor out of the sight of most of us, earning about \$20,000 a year. Farmworkers who helped keep grocery stores stocked during

the height of the pandemic.

Farmworkers who exploded onto our front pages and our airwaves when one of them went on a tear with a semi-automatic weapon, shattering lives and puncturing the hope of so many of us that these types of tragedies only happen “somewhere else.”

Half Moon Bay is a close-knit community, one that is resilient, one where in the wake of the shooting, people turned out to bring food, clothing and blankets to the I.D.E.S. Portuguese Hall in town because they wanted to do something, anything, to help the people who survived, witnessed, or who were deeply affected by the shooting.

This has to stop.

California is ranked first in the nation when it comes to gun safety, but that means absolutely nothing to the families of the seven dead farmworkers because it certainly wasn't safe for them. The United States has a gun homicide rate 23 times higher than countries similar to ours. We are a global outlier and because guns can so easily be brought in from out of state, little will change until Congress is willing to stand up to the gun lobby and say enough is enough.

When I say Congress, I am not talking about our local delegation, which has been supportive of sensible gun legislation for years, led by former Congresswoman Jackie Speier who herself was shot five times on a Guyana airstrip in 1978.

No, I'm talking specifically about the Republicans in

Congress, the vast majority of whom have no problem telling a woman what she can and can't do with her body when it comes to pregnancy and birth control, but won't support truly meaningful restrictions on who can and can't own a gun or on assault weapons.

I've helped lead some real action in California, like closing the “gun show loophole” and working on red flag laws, but none of that is going to undo what happened in Half Moon Bay. The accused killer is charged with buying a semi-automatic handgun in California legally, then using it to kill seven people at two Half Moon Bay farms to resolve a “workplace dispute.”

Millions of people around the globe suffer from mental illness and we are not the only country where workplace

disputes exist. We are, however, the only country where workplace disputes turn into shooting galleries, which is in part because powerful guns are still too easy to get and because people who shouldn't have these weapons are allowed to own them.

There is a line from the Mishnah, the first text of the Jewish oral law, that reads, “You're not obligated to complete the work but neither are you free to desist from it.” The victims of Half Moon Bay will not be abandoned and we will not desist from our work to prevent similar tragedies in the future. ■

Josh Becker is a California state senator representing District 13, which includes the Midpeninsula.

More investment is needed in Bay Area transit

By Henry Riggs

GUEST OPINION

The other night my friend and I reconsidered our plan to visit Half Moon Bay, given the current closure of Highway 92. She wondered first about other routes, then about public transit. But of course, there is no separate transit route to the coast. If you live in Half Moon Bay, you are out of luck.

In fact, the Bay Area is the only major work center I've known that doesn't have a real transit system. There's one train line, and if you don't live and/or work next to Caltrain, it's not how you get around. And, yes, people are back to driving to work.

The result of living in a transit-starved environment can be twisted. We depend on cars for everything, leading to some fanciful dreams of alternatives, like bicycle commuting. The best known diversion to self-powered biking in 2015 was Facebook, at 3% of staff — in good weather. After extensive regional bike lane improvements, we are hoping to see if Meta hits 5%. That's probably not the solution.

How is it that this planet-sensitive region has no transit route to the coast? More urgently, how is it that there is no transit from the south

Peninsula to the East Bay? The latter has both existing housing and housing sites, but the drive over the Dumbarton Bridge is a bad trade of wasted time for the lower rent, and anyway Highways 101 and 880 can't handle more bridge traffic.

Since 1999, there have been several attempts to build a cross-bay link via the old Dumbarton Rail right of way — the mostly abandoned rail line from Redwood City through Menlo Park to Union City. It would connect Caltrain with BART. You may recall that voters authorized at least two huge bonds in that period for the local share of project cost. What happened to that effort, and what happened to the money?

The answer is largely that, since then and still today, our city, county and state legislators have other things they'd rather talk about. More newsworthy things. Lately that takes the form of extensive hearings on housing, greenhouse, and equity issues — ironic, because available transit would meaningfully and immediately address all of those. The money got siphoned off for East Bay

BART. Meanwhile, if you haven't followed, at least seven huge new office parks are due to open on the Peninsula in the next four years, and our housing demand and transportation demand will boom, again.

Last fall I contacted mayors, supervisors, state and federal representatives for the south Peninsula, and some major land and business owners as well. Without exception, all knew about the coming surge of office space, and all were truly enthusiastic about any likelihood of boosting the Dumbarton Rail project. Indeed, over the last five years, Facebook invested millions of dollars with SamTrans to study and outline a rail project, even forming a construction consortium to shorten the build time from a government project to more like private industry. It seemed like a team that couldn't be denied.

But there was not enough political will to get the agency ducks in a row. Then-Rep. Jackie Speier and many local leaders pressed hard behind the scenes, but MTC — the local agency that controls Bay Area transportation spending — just couldn't make the government side of the commitment, preferring to divert funds again to BART.

The Dumbarton Rail project was downgraded to “Tier 2,” meaning it would not get agency support. When in 2021 and 2022 Washington, D.C., had billions offered up for local transportation projects, the Bay Area was silent. And that's where we stand.

So I challenge our state and federal representatives, and above all, the un-elected agencies that hold the purse strings for Bay Area transportation. It's encouraging that county Supervisors Ray Mueller and Warren Slocum are strong advocates, but they are blocked by agency infighting. We've had enough of hearing how BART is more important. We've had enough of toll lanes. There are 4 million people in Silicon Valley that have been the economic engine of California, and pay more in taxes than any other region. It's time we got the transportation infrastructure that nearly every other major work center in the world has built.

To those that hold the purse strings: What does it take to get you on our team? ■

Henry Riggs is a local architect and long time Menlo Park planning commissioner who is writing on his own behalf.

TOWN SQUARE

Post your news and views on TownSquare at: www.AlmanacNews.com

What's on your mind?

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

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

Letters should be no longer than 300 words.

Questions? Email editor@AlmanacNews.com, or call 650-223-6537.

The Almanac

TOWN OF WOODSIDE
2955 WOODSIDE ROAD, WOODSIDE, CA 94062
PLANNING COMMISSION
FEBRUARY 15, 2023 6:00 PM

PURSUANT TO WOODSIDE TOWN RESOLUTION NO. 2023-7550, PLANNING COMMISSION MEETINGS WILL BE HELD AS HYBRID MEETINGS WITH THE OPTION TO ATTEND BY TELECONFERENCE/VIDEO CONFERENCE OR IN PERSON. MEMBERS OF THE PUBLIC THAT WISH TO ATTEND AND/OR PARTICIPATE IN A MEETING MAY DO SO IN PERSON OR BY JOINING THE ZOOM MEETING [HTTPS://US02WEB.ZOOM.US/J/86068472736](https://us02web.zoom.us/j/86068472736) PUBLIC COMMENTS WILL BE ACCEPTED BOTH IN PERSON AND VIA ZOOM MEETING. ANY EMAILS SENT TO SHARPER@WOODSIDETOWN.ORG WILL BE PROVIDED TO THE PLANNING COMMISSION PRIOR TO THE MEETING. IN THE EVENT THAT ANY MEMBER OF THE PLANNING COMMISSION PARTICIPATES IN A MEETING BY TELECONFERENCE OR VIDEO CONFERENCE, PURSUANT TO THE RALPH M. BROWN ACT, GOVERNMENT CODE SECTION 54953, ALL VOTES OF THE PLANNING COMMISSION SHALL BE BY ROLL CALL.

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

Email: sharper@woodsidetown.org**PUBLIC HEARING**

1. 2300 Woodside Road

Menlo Country Club

CUSE2019-0001

Planner: Sage Schaan, Planning Director

Planning Commission one-year review of the Menlo Country Club Conditional Use Permit (CUP) Operational Conditions. This review is required one-year after the completion date of the new fitness building and clubhouse, which occurred on October 28, 2021.

This item was continued from November 9, 2022, with Planning Commission direction to staff and the applicant to provide additional information.

THE APPLICATION MATERIALS ARE AVAILABLE FOR PUBLIC REVIEW BY CONTACTING SAGE SCHAAN AT [SSCHAAN@WOODSIDETOWN.ORG](mailto:sschaan@woodsidetown.org)

**Town of Atherton**

Town Administrative Offices

80 Fair Oaks Lane, Atherton, California 94027

650-752-0500

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Atherton City Council will hold a public hearing to consider amendments to Atherton Municipal Code Title 9, Chapter 9.18 related to Targeted Residential Picketing.

The Council meeting will be held via teleconference pursuant to Government Code section 54953(e)(1)(B) and in compliance with the Brown Act. Section 54953(e)(1)(B), which permits the Town to hold a meeting during a proclaimed state of emergency via teleconference in order to determine whether as a result of the emergency meeting in person would present an imminent risk to attendees' health or safety. The meeting will in a hybrid format in person, by tele and video conferencing. The public may participate via: Zoom Meeting or in-person.

Join Zoom Meeting:<https://zoom.us/j/506897786>**Meeting ID:** 506 897 786**One tap mobile** +16699006833,,506897786#**Dial by your location** +1 669 900 6833**Meeting ID:** 506 897 786**Remote Public Comments:**

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

Email: asuber@ci.atherton.ca.us

Description: The purpose of the amendments is to adopt Atherton Municipal Code amendments to Title 9, and adopt Chapter 9.18 Targeting Residential Picketing. A copy of the City Council staff report and draft amendments to the Ordinance can be found online, by Friday January 13, 2023 here: <https://www.ci.atherton.ca.us/641/Agendas-Minutes>

NOTICE IS FURTHER GIVEN that said ordinance is set for public hearing and first introduction by the City Council at its meeting on **January 18, 2023, at 6:00 PM** and a second hearing and adoption on **February 15, 2023 at 6:00 PM** via teleconference accessible through the above-described information, at which time and place all persons interested may participate and show cause, if they have any, why the amendments should or should not be approved.

IF YOU CHALLENGE any amendments to the Atherton Municipal Code Chapter 9.18 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

If you have any questions on the item please contact Anthony Suber, City Clerk, at asuber@ci.atherton.ca.us or 650-752-0529. Any attendee who wishes accommodation for a disability should contact the City Clerk's Office at (650) 752-0529 at least 48 hours prior to the meeting.

Date Published: January 11, 2023

/s/ Anthony Suber

Date Posted: January 11, 2023

Anthony Suber, City Clerk



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LETTERS

Our readers write

Is there enough housing to go around?

As I read the articles in the Jan. 27 issue of The Almanac about finding places to build more housing to meet the demands of California, a question came to mind that we all need to address.

Is it possible, we, along with Sacramento, are being mesmerized and hypnotized by the belief that there is not enough good to go around for everyone, in this case housing? Redwood City to Santa Clara is covered with a continuous complex of apartment buildings along the Caltrain tracks.

Think how complicated we are making life for those who

maintain and repair our sewage system, our water quality plants, the transfer of electricity and gas, and the internet. We are also adding to the disastrous effects of global warming.

Bidding wars in real estate make owning or renting more difficult for everyone — putting more people on or near the street. Accepting more than the asking price of a piece of property (buying or renting) is not being honest. Everyone loses.

Yes, we can all express more “common sense” in our daily activities. We also must wake up to see how our needs have already been met, moment by moment, and be grateful! We do not need to accept a lie of any kind.

Jackie Leonard-Dimmick
 Walnut Avenue, Atherton

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Artscene

PEOPLE AND PERFORMANCES IN ARTS AND ENTERTAINMENT

Lessons from the land

Museum's new exhibition explores how nature and geography made a Silicon Valley town what it is today

By Heather Zimmerman

The Los Altos History Museum's new permanent exhibition, "Making Connections: Stories from the Land," truly gets down to earth, focusing on how geography and the natural environment has shaped local history.

To fully engage visitors in its stories, the exhibition also draws on another, much more recent element that was transformative to this area: technology. "Making Connections" includes numerous interactive features such as video walls, touch screens and listening stations.

The new permanent exhibition opens to the public on Feb. 11 with a celebration that includes a ribbon cutting with local officials, activities and performances curated by Mosaic America highlighting the community's diversity.

The interactive exhibition not only looks at the many people who have lived on the land, as historical exhibitions typically do, but emphasizes the environment that made life possible here in the first place.

"Our intention in organizing the exhibition geographically is to underscore that we all share the same place, and it's our collective responsibility to make it a community," Dr. Elisabeth Ward, the museum's executive director and lead curator for the exhibition, said in a press release announcing the exhibition.

Divided into four sections — hills, valley, creek and town — the exhibition underscores the role that the land and its resources have played over time.

"The hills lured individuals, from indigenous dancers to modern-day thought leaders, who embraced living with



Magali Gauthier

Elizabeth Ward, executive director of the Los Altos History Museum, talks about the new permanent exhibit on Jan. 25.

nature. The creeks, the center of life for the Ohlone people, formed natural boundaries between ranches and towns and were later altered by people and events," according to the press release.

The "valley" section explores the rise of various industries, including cinnabar mining and agriculture, as well as the growth of tech, and the "town" section delves into how Los Altos slowly evolved from a small rural outpost.

Each section includes artifacts and timelines, plus the stories of people connected to that landscape.

"Making Connections" took more than two years to create, with teams of curators researching and developing each section.

"The permanent exhibition's presentation format is based on modern museum practices that emphasize storytelling and interactivity versus dry facts. The exhibit is a combination of artifacts, text, and interactive displays that together tell the story of our community. The new digital technology enables visitors to explore the content in much greater breadth and depth than would otherwise be possible in the museum space,"

said lead donor Edward Taft in a statement.

Also opening Feb. 11 is a retrospective that revisits more than 50 exhibits that have been on display since 2001, when the Los Altos History Museum opened its main building.

"Making Connections: Stories from the Land" opens Feb. 11 with a celebration that takes place from 11 a.m. to 4 p.m. at the Los Altos History Museum, 51 S. San Antonio Road, Los Altos. For more information, visit losaltoshistory.org. ■

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

The Blind Boys of Alabama bring the 'Spirit of the Century' and then some to The Guild

The Blind Boys of Alabama have been performing gospel for the better part of the 20th century all the way into the 21st.

But this group's status as veteran musicians doesn't keep them from new musical explorations. Far from it: the Blind Boys got their start in the 1940s and '50s singing gospel music on the road, and have brought their rich, layered harmonies into a new century with albums and musical collaborations that meld gospel with influences from blues to rock.

Though the group is careful never to stray too far from the gospel sound and its primary subject — matters of the spirit

— their lively, stirring performances continue to draw new audiences over the decades.

The Blind Boys of Alabama will perform at 8 p.m. Thursday, Feb. 9, at The Guild Theatre. Roots artist Miko Marks opens the show.

The group's first Grammy Award came with its 2001 album "Spirit of the Century," which brought together more traditional gospel tunes with fresh takes on songs by artists such as the Rolling Stones and Tom Waits — in fact, the group's rendition of Waits' "Way Down in the Hole" brought them even more listeners when showrunner David Simon featured the song as the theme for the first season

of the TV show "The Wire."

The Blind Boys have gone on to collaborate with numerous artists, including Peter Gabriel, Willie Nelson, Ben Harper, Mavis Staples, Aaron Neville, Patty Griffin, The Preservation Hall Jazz Band and Allen Toussaint.

They have continued to tour and release albums, including the 2013 release "I'll Find a Way" featuring a mix of new and old gospel and spiritual songs and a Christmas album the following year, with blues artist Taj Mahal with a blend of traditional and original holiday songs.

Their most recent release was "Work to Do," a 2019 album with singer-songwriter Marc Cohn featuring both live and



Courtesy The Blind Boys of Alabama

The Blind Boys of Alabama have been singing gospel music for seven decades and continue to embark on new collaborations with musicians from various genres.

studio tracks of Cohn and the Blind Boys of Alabama performing together.

The Blind Boys of Alabama perform Feb. 9 at The Guild

Theatre, 949 El Camino Real, Menlo Park. Tickets are \$58-\$88. For more information, visit guildtheatre.com. ■

—Heather Zimmerman

Food & Drink

Testing the waters

Camper's sister restaurant Canteen opens in Menlo Park's new Springline development

By Kate Bradshaw

Greg Kuzia-Carmel last week opened his third eatery within Menlo Park's city limits. Canteen, a wine, cocktails and tapas bar, joins Canteen Coffee Shop and Camper in the lineup of local dining options he runs.

"I'm bullish on Menlo Park," says the Redwood City resident, restaurateur and chef. "I love the people here. I love the community."

Canteen, which opened Jan. 25, is the first of a number of high-profile restaurants slated to arrive in Menlo Park's splashy new high-end development, Springline. Previously called Station 1300, the downtown Menlo Park development is adding nearly 200 apartments, 200,000 square feet of office space and eight food and drink options over a 6.4-acre property.

Kuzia-Carmel says he's excited about the developer's ambitions to foster a foodie hub at Springline.

"We're hoping they really do help create a Disney for adults — for culinary-savvy adults," he says.

The other restaurants planned there are Italian taverna Che Fico (where chef David Nayfield is a James Beard semifinalist for Outstanding Chef); Robin, offering high-end California-inspired omakase; Burma Love, the sister restaurant of Burma Superstar; San Francisco-based brewery Barebottle Brew Co.; Mírame, a Beverly Hills-based restaurant by chefs Joshua Gil and Matthew Egan offering "Alta Californian" cuisine; and San Francisco's Andytown Coffee Roasters. These restaurants are

expected to begin opening in the spring and will continue to open through the fall, according to a Springline spokesperson.

Unlike other Peninsula restaurants that offer a more traditional fine-dining experience, including his Menlo Park restaurant Camper, Kuzia-Carmel wants Canteen to be casual and won't accept reservations.

"Fun is the underpinning of all the things we're trying to accomplish here," he says. "We wanted to go for something more fun, funky and unapologetically casual."

Kuzia-Carmel, who grew up in upstate New York, came to Menlo Park after working in Michelin-starred restaurants in Spain and a stint at Per Se, a Thomas Keller restaurant in New York City.

After experiencing a few too many polar vortexes back East, he says, he moved to San Francisco about nine years ago, where he worked as a chef at Quince and Cotogna. Over time, he began cooking for some families and events on the Peninsula, and through conversations with residents who were looking for some of the dining opportunities they missed from San Francisco, he found partners and an audience to start developing his own restaurant concept. Eventually he opened Camper in 2018 at the corner of University Drive and Santa Cruz Avenue in downtown Menlo Park.

Around the end of 2020, he says, he and his team began working with the Springline developers and the planning for Canteen began. At Canteen, he plans to offer a "complementary experience to what we're doing down the street," he says.

Since opening Camper a few years ago, he's seen a shift to a younger dining crowd, he says — one that's well-heeled, informed and well-traveled and goes out to eat multiple times per week — which has "(dumped) gasoline on that native smoldering fire that's already started here."

"The thing that has given me the motivation, energy and stamina to double down on my efforts has been that I enjoy operating in



Above: The interior of Canteen in Menlo Park has a coastal and aquatic-inspired design. Courtesy Greg Kuzia-Carmel. Left: Miyagi oysters with nasturtium and capers at Canteen. Courtesy Greg Kuzia-Carmel. Below: Canteen, the first restaurant to open in the new Springline development in Menlo Park, is a wine, cocktails and tapas bar inspired by chef Greg Kuzia-Carmel's time working as a chef in Spain. Courtesy Eric Palozzolo.

this neck of the woods," he says.

But in a region where many businesses make a name for themselves by moving fast and breaking things, he explains, working in the world of brick and mortar restaurants comes with its own challenges.

"It's a much more risky endeavor from an economic standpoint, and it's not for the faint of heart," he says.

The Canteen concept is a two-part venture, with the Canteen Coffee Shop open for breakfast and lunch inside the CANOPY co-working space accessible along El Camino Real. The cafe offers housemade pastries, products by The Midwife and the Baker and coffee from Sightglass Roasters.

The cozy restaurant space along Oak Grove Avenue is a wine and cocktail bar with a coastal and aquatic-inspired design offering tapas-style small plates, inspired by Kuzia-Carmel's background working as a chef in Spain. Among the small plates offered are local oysters with Koji and pomegranate seed mignonette; Sicilian tuna-stuffed



peppadew peppers; cured snapper with Meyer lemon, sumac and crème fraîche; and fried chickpea panisse with habanero salsa brava. A shareable bone-in New York strip steak is also on the menu.

Each table has a surf fin with a QR code on it that allows customers to place their orders and have them brought directly to where they're sitting without having to flag down anybody or wait at the bar, he says.

The drinks menu includes a selection of French, Portuguese, California and Spanish wines. Cocktails include the Bicletta Spritz with Campari, soda and sauvignon blanc; the Seville

Sunset with Mommenpop Seville Orange, Manzanilla sherry and seltzer; and the Message in a Bottle, with makrut-infused rums, lychee, ginger and lime. Several types of craft beer and non-alcoholic mocktails are also on the menu.

Canteen's current hours are 4-9 p.m. Monday through Saturday, with plans to eventually add daytime hours.

"I'm confident we're going to end up with a one-of-a-kind restaurant for a one-of-a-kind community down here," Kuzia-Carmel says.

Canteen, 558 Oak Grove Ave., Menlo Park; canteen.studio, Instagram: [@canteenmpk](https://www.instagram.com/canteenmpk).

LEHUA GREENMAN



"Change is not something you can avoid or pretend is not there. We all need to embrace it & face it head-on."

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Magali Gauthier
VISUAL JOURNALIST

Hear from visual journalist, Magali Gauthier

I'm Magali Gauthier and I'm the staff visual journalist for Embarcadero Media, the small local news organization on the Peninsula that covers news for the Palo Alto Weekly, the Mountain View Voice, The Almanac, and Redwood City Pulse.

During the recent string of storms in early January, our newsroom covered power outages, downed trees and flooding across all our coverage areas, from Mountain View to Woodside. On some days, I was on the ground with reporters at the San Francisquito Creek speaking with local residents about how floods had impacted their homes and what they were doing to protect them from further damage. At the same time, other reporters were in touch with city officials and public works departments to give you all the most up-to-date news on power outages and impacted roadways. On other days, I was driving around Woodside and Portola Valley, in constant communication with reporters about downed trees and street closures to photograph and film. All the information and visuals we gathered were then sent to our editors who were updating stories online. It was a really collaborative and time-consuming effort. But we knew it was important to tell and show our readers how current events were impacting them as quickly as possible.

This type of localized and extensive coverage would not be possible without our members' support. Countless people in our newsroom took part in bringing it to you. If you want to see more stories that provide you with information that helps you make decisions about your everyday life, please consider becoming a member.

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SAN CARLOS | \$3,499,000

This traditional 4br/4ba craftsman masterpiece is nestled in the peaceful Beverly Terrace enclave. The stately, totally remodeled grand manor features a living room with coffered ceiling and bay window, two luxury suites and a laundry room with backyard access, large game room, pool, outdoor kitchen, fireplace, fruit trees and a fully permitted ADU.

Deborah Chelini
650.868.9700
Dchelini@cbnorcal.com
CalRE #01076494



PALO ALTO | \$798,000

Affordable & move-in ready 2br/1ba end-unit condo w/hardwood floors & granite counters. Well-maintained complex w/community pool & garden. Super convenient location close to Google & other high-tech companies + easy access to highways. 1 assigned carport parking space & additional open parking space. A great chance for the first-time homebuyer or investor.

Jerry Zang
408.930.4684
jerryzangrealtor@gmail.com
CalRE #01702597



CARMEL VALLEY | \$3,995,000

Luxury horse property with stunning residence, pool, pool house, cottage, covered arena and 2 barns.

Robin Stelle
831.224.2384
robin.stelle@cbnorcal.com
CalRE #01812100



SALINAS | \$929,000

2br/2ba attached home. Recently remodeled, custom fireplace, pet enclosure and a paver backyard with covered patio.

Susan Cardinale
831.277.7600
susan.cardinale@cbnorcal.com
CalRE #02045240