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OCTOBER 27, 2023 | VOL. 59 NO. 8

A CHILLING GOOD TIME

From cute to creepy, Halloween on the Peninsula brings spooky events for everyone

By **Karla Kane, Julia Brown and Heather Zimmerman**

From pet parades to cemetery tours, a costumed symphony concert and pumpkins being dropped from the sky via helicopter, here's a list of upcoming Halloween events that go above and beyond the usual trick-or-treating.

Halloween at the JMZ

The Palo Alto Junior Museum & Zoo hosts a Halloween party at which families can trick-or-treat at the zoo, enjoy animal encounters and more.

Oct. 27, 5-7 p.m., Palo Alto Junior Museum & Zoo, 1451 Middlefield Road, Palo Alto. eventbrite.com.

Kids Night Out: Chills and Thrills

Children ages 5-10 are invited to a night of Halloween fun and refreshments, hosted by the City of Redwood City.

Oct. 27, 6-9 p.m., Red Morton

Community Center, 1120 Roosevelt Ave., Redwood City. redwoodcity.org.

Kepler's Halloween Party

Kepler's Books is throwing a 21+ Halloween party featuring tarot readings, refreshments, macabre readings and a literary-themed costume contest.

Oct. 27, 6-9 p.m., Kepler's Books, 1010 El Camino Real, Menlo Park. eventbrite.com.

Jack O Jaunt

The city of Palo Alto hosts a pumpkin carving competition and display in which members of the community can vote for the scariest, cutest and most creative jack-o'-lanterns. Registration for the competition is full, but visitors can come see the display and cast their votes.

Oct. 27, 6:30-8:30 p.m. at Lytton Plaza, University Avenue

See **HALLOWEEN**, page 20



Natalia Nazarova

The Hillview and La Entrada middle school bands perform during the Halloween Hoopla Carnival in Fremont Park in Menlo Park on Oct. 29, 2022.

The sea is rising — and the clock is ticking

Experts predict it will take \$110B to keep rising sea levels from devastating Bay Area communities

By **Sue Dremann**

The Bay Area will need an estimated \$110 billion to combat sea-level rise in the coming decades, with the price tag for protecting San Mateo and Santa Clara counties reaching \$11 billion and \$8

billion respectively, according to a July study by the Metropolitan Transportation Commission-Association of Bay Area Governments (MTC-ABAG) and the Bay Conservation and Development Commission (BCDC).

The jaw-dropping figures highlight a daunting challenge:

How will cities pay to protect themselves?

Only \$5.5 billion is currently available to Bay Area governments through federal, state, regional and local funding programs. Approximately \$105 billion will be needed in the next decades to expand wetlands,

build higher levees, add tidal gates, construct sea walls and implement other mitigation measures.

These figures are based on the median cost estimate for all projects and could range between \$81 billion and \$142 billion, the Sea Level

Rise Adaptation Funding and Investment Framework Final Report noted.

The study's analysis focuses on the inundation of shorelines by sea-level rise and storm surges. It excludes factors

See **SEA LEVEL RISE**, page 14

INSIDE

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1032 PILINUT COURT
SUNNYVALE



\$2,498,000 | 4 Bd | 2.5 Bth
1032Pilinut.com

12989 VISTA DEL VALLE CT
LOS ALTOS HILLS



\$3,988,000 | 3 Bd | 2 Bth
12989VistaDelValle.com

440 SAN DOMINGO WAY
LOS ALTOS



\$4,988,000 | 4 Bd | 3.5 Bth
440SanDomingo.com

980 MONTE ROSA DRIVE
MENLO PARK



\$7,988,000 | 5 Bd | 5.5 Bth
980MonteRosa.com

71 LINARIA WAY
PORTOLA VALLEY



\$2,488,000 | 4 Bd | 3 Bth
71Linaria.com

1546 MONTALTO DRIVE
MOUNTAIN VIEW



\$2,488,000 | 4 Bd | 2 Bth
1546Montalto.com

13850 PASEO DEL ROBLE DR
LOS ALTOS HILLS



\$5,988,000 | 5 Bd | 7 Bth
13850PaseoDelRoble.com

1726 FULTON STREET
PALO ALTO



\$5,988,000 | 4 Bd | 3.5 Bth
1726Fulton.com

1932 EMERSON STREET
PALO ALTO



\$11,650,000 | 6 Bd | 6 Bth
1932EmersonStreet.com

3 OLIVER COURT
MENLO PARK



\$2,598,000 | 3 Bd | 2.5 Bth
3OliverCt.com

76 MELANIE LANE
ATHERTON



\$6,488,000 | 4 Bd | 3.5 Bth
76Melanie.com

121 PARK AVENUE
PALO ALTO



\$4,188,000 | 5 Bd | 4.5 Bth
121ParkAve.com

848 NASH ROAD
LOS ALTOS



\$6,488,000 | 5 Bd | 4.5 Bth
848NashRd.com

64 FAIRVIEW AVENUE
ATHERTON



\$7,488,000 | 4 Bd | 2.5 Bth
64Fairview.com

94 WISTERIA WAY
ATHERTON



\$5,988,000 | 4 Bd | 3 Bth
94Wisteria.com

881 LYTTON AVENUE
PALO ALTO



\$2,988,000 | 3 Bd | 2.5 Bth
881LyttonAve.com

303 ATHERTON AVENUE
ATHERTON



\$14,988,000 | 7 Bd | 8.5 Bth
303AthertonAve.com

6 SARGENT LANE
ATHERTON



\$9,988,000 | 7 Bd | 7 Bth
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980 MONTE ROSA DRIVE
MENLO PARK



STUNNING NEW CONSTRUCTION IN SHARON HEIGHTS

High-end materials, exceptional craftsmanship, and a sought-after address in Sharon Heights are just a few of the countless standout features belonging to this impeccable home, newly constructed in 2023 and set on nearly a third of an acre. Harmonious design permeates more than 4,000 square feet of living space that has been tailored to meet the needs of a modern lifestyle. Glide through the open, light-filled floorplan brimming with luxurious finishes and offering spacious gathering areas, a gourmet kitchen, convenient office space, and 5 inviting en suite bedrooms. Folding La Cantina doors provide a seamless transition to the expansive backyard to enjoy a true California indoor/outdoor lifestyle. And an incredible location puts you close to everything the area has to offer: a gorgeous country club, scenic parks, great shopping and dining options, and convenience to downtown Menlo Park, Sand Hill Road, and top-ranked schools (buyer to verify eligibility). In one of Silicon Valley's most desirable neighborhoods, this brand-new home stands as an exceptional option for upscale living.

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12989 VISTA DEL VALLE COURT LOS ALTOS HILLS



RESORT-LIKE GROUNDS OF OVER AN ACRE

The luxurious seclusion of Los Altos Hills envelops you throughout this light-filled home set on sprawling, resort-like grounds of over an acre. High ceilings craft an airy ambiance throughout nearly 1,850 square feet of living space, with a graceful layout that includes generous gathering areas, a centerpiece fireplace, chef's kitchen, and an inviting primary suite with access to the outdoors. Spectacular, multilevel grounds provide incredible venues to enjoy an indoor/outdoor lifestyle, with an expansive patio and outdoor kitchen leading to a lagoon-style pool and spa. Plus, this home enjoys air conditioning, and a 2-car garage. This great location offers a harmonious blend of privacy and convenience, with downtown Los Altos, scenic nature preserves, trailheads, and Interstate 280 all short drives way. Additionally, children may attend top-ranked schools including Gardner Bullis Elementary and Egan Junior High (buyer to verify eligibility).

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Local News

MENLO PARK | AHERTON | WOODSIDE | PORTOLA VALLEY



Cameron Rebosio

Alex and Sharon Delly stand in Menlo Clock Works, which they've owned for 42 years, on Oct. 20.

After four decades downtown, time's up for Menlo Clock Works

Alex and Sharon Delly plan to retire and turn their repair shop on El Camino Real into a restaurant

By Cameron Rebosio

Walking into Menlo Clock Works, the walls are lined with clocks ranging from tall grandfather clocks with swinging pendulums to neon wall clocks. After 42 years, the Menlo Park clock and watch repair shop is closing down

and hosting a retirement sale. When Alex Delly first worked as a clock repairer, he dreamed of running his own shop. Five years later, he opened Clock Works in Menlo Park in 1981. More than four decades later, he and his wife Sharon are retiring to focus on new passions.

The downtown area near the

store at 961 El Camino Real, next to The Guild theater, has changed a lot since he began Menlo Clock Works, according to Delly. He used to park a van with the company name across the street to advertise the business at what was then a gas station. Today, across

See **MENLO CLOCK WORKS**, page 7

Sequoia Union teachers rally at high school board meeting to lobby for higher pay

By Neil Gonzales

Teachers in the Sequoia Union High School District are demanding increased salaries to keep up with the high cost of living in the Bay Area as they seek a new two-year contract.

About 40 teachers and other certificated workers, all members of the Sequoia District Teachers Association (SDTA) union, showed up to the Oct. 11 school board meeting while others participated via video conferencing to press their case during public comments.

Those attending in person brought a bevy of large signs with messages such as "Invest in our children's futures" and "Increase our pay so we can stay."

The union plans for another such showing at the board's next meeting on Wednesday, Oct. 25.

"Retaining quality teachers has been the biggest challenge for our school district," Menlo-Atherton High science teacher Rachel Richards said, addressing the board. "Since I began teaching here over a decade ago, the cost of living here is exorbitant, and our salaries do not reflect this."

Those conditions drive good teachers away and force the

district to continually expend the effort to find their replacements and bring them up to speed, Richards said.

"I have watched awesome teachers come to M-A (and) grow their teaching practice and time and time again, they leave to a more affordable area," she said. "I cannot tell you how heartbreaking this is to lose quality teachers, colleagues and friends year after year. It's exhausting to have to continue to hire and train and hire and train new teachers in this futile cycle over and over again."

Menlo-Atherton history teacher Candace Bolles told the board that she, like many of those who do choose to keep teaching at the school, have to drive long distances.

"I myself cannot afford to live in this community," Bolles said, "and I spend an hour each day commuting in the morning and another hour in the evening commuting home. Our students deserve quality educators, and quality educators deserve to be fairly compensated. I implore you to instruct the district to pay our educators what they are worth and what they deserve."

Menlo-Atherton senior Amala Raj has noticed the fatigue of

See **TEACHERS RALLY**, page 17

Atherton council won't shut off remote comments, despite hate-fueled Zoom bombings

Town leaders opt to add guard rails to prevent targeted attacks during public comments

By Neil Gonzales

Wanting to encourage lively but respectful civil engagement as much as possible, Atherton leaders favor keeping the ability for the community to comment remotely — in contrast to other public agencies that have shut it down as hate-filled, so-called Zoom bombings continue.

During its regular meeting Wednesday, Oct. 18, the Atherton City Council considered a staff

recommendation to follow suit in suspending public comments via Zoom amid the recent spate of bigoted online speech targeting municipal forums in the Bay Area and elsewhere.

But after some discussion, the council directed staff to keep allowing the public to speak on town matters through the video-conferencing platform — but with safeguards, which the town had already started to put in place.

"I think it's really important that we enable the public to

speak over Zoom without taking the action that Redwood City and others have taken," Council member Rick DeGolia said. To prohibit that ability is "anti-democratic. ... I'd rather opt to be on the side of encouraging democracy than overreacting."

Redwood City, Burlingame, Milpitas and other Bay Area jurisdictions have for now discontinued remote-access, real-time public comments, instead taking testimony only in person during meetings or through

written statements such as those by email.

In a special meeting scheduled for Friday, Oct. 20, the Palo Alto Unified School District board will also consider a temporary ban on taking comments over Zoom. That consideration has been inspired in part by the Zoom bombing earlier in the week of the Palo Alto City Council meeting in which two school board members participated.

Racist and antisemitic remarks

remotely bombarded the Palo Alto council meeting's public-comment period mere minutes after city leaders paid tribute to the victims of the Israel-Hamas war with a show of solidarity and a moment of silence. Palo Alto has no plans to revise its Zoom protocols, however.

Atherton tightened its Zoom procedures after getting ambushed by calls spewing racist or homophobic remarks, at times

See **REMOTE COMMENTS**, page 16

Decision overturning assault weapons ban elicits 'disgust' from state, local officials

Governor issues harsh criticism of judge's 'love letter to the gun lobby'

By Sue Dremann

A U.S. District Court decision on Oct. 19 overturning California's assault weapons ban is igniting outrage among top state and local officials.

Senior Judge Roger Benitez of the Southern District of California ruled that the state's Assault Weapons Control Act, which first passed in 1989, is unconstitutional. His words sparked incredulity from local and state officials.

"Like the bowie knife which was commonly carried by citizens and soldiers in the 1800s, 'assault weapons' are dangerous, but useful. But unlike the bowie knife, the United States Supreme Court has said, '(t)here is a long tradition of widespread lawful gun ownership by private individuals in this country,'" Benitez wrote in a 79-page decision.

The Second Amendment to the United States Constitution guarantees the individual right to possess and carry weapons in case of confrontation, he said.

"Whether citizens ever fire or need to fire their weapons, is not important. This guarantee is fully binding on the States and limits their ability to devise solutions to social problems. And the guarantee protects the possession of weapons that are 'in common use,' or arms that are 'typically possessed by law-abiding citizens for lawful purposes,'" he said, quoting various courts' prior rulings.

Steve Wagstaffe, San Mateo County district attorney, deeply opposed the ruling.

"I have spent decades watching carnage by criminals using assault weapons on the streets of our state inflicting incredible pain to the victims and families

of victims. It is so disappointing that California's effort to reduce this violence is crushed by one judge's decision," Steve Wagstaffe said. "Sen. Dianne Feinstein, who championed assault rifle bans, must be looking down from heaven in disgust at this decision."

Santa Clara County Supervisor Joe Simitian said he read the entire 79-page decision.

"I think it's bad law and it's bad policy," he said.

'I have spent decades watching carnage by criminals using assault weapons on the streets of our state.'

STEVE WAGSTAFFE, SAN MATEO COUNTY DISTRICT ATTORNEY

Jeff Rosen, Santa Clara County district attorney, was unavailable for comment, according to staff.

California's Assault Weapons Control Act defines assault weapons as guns with magazines holding more than 10 rounds of ammunition and other specified special features. Benitez said the assault rifles aren't different from other types of rifles, despite their features or accessories. The reason California bans them is because they have been used in mass shootings, he said.

But assault weapons are rarely used in crimes, Benitez said. In 2022, only three assault weapons were used in violent California crimes, according to the Attorney General's annual report, Firearms Used in the Commission of Crimes, he noted. Other government statistics on homicides showed that more people are killed by knives than by any kind of rifle, he said.

Benitez's ruling is based on the same reasoning he made in 2021 regarding a 2019 case, Miller vs. Bonta, in which he declared California's assault-weapon laws are unconstitutional.

The state attorney general appealed Benitez's decision then, but the federal 9th Circuit Court of Appeal didn't get to rule on the appeal. A decision by the U.S. Supreme Court in a New York gun case created a new standard for analyzing firearms restrictions, forcing the appeal to be vacated and returned back to the lower court for consideration under the new standard.

Benitez has again determined that the state's ban on modern semi-automatic weapons "has no historical pedigree." Prior to the 1990s, there was no national history of banning weapons because they were equipped with "furniture" such as pistol grips, collapsible stocks, flash hiders, flare launchers, or threaded barrels. Prior to California's 1989 ban, assault weapons were lawfully manufactured, acquired, and possessed throughout the United States, Benitez said.

"In the United States, with its long tradition of gun ownership, there are no historical laws prohibiting simple possession of any type of firearm until long after the 1868 adoption of the Fourteenth Amendment. That is too late," he wrote.

"The State has identified no national tradition of firearm regulation so broad in its coverage or so far reaching in its effect as its extreme 'assault weapon' statutes," Benitez said.

Governments can't be relied on to decide what weapons people can use; governments are "who the Second Amendment was intended to protect against," Benitez said. "But we can look to

what weapons law-abiding citizens have chosen to defend themselves — that is, what weapons are currently 'in common use' ... for lawful purposes," he said, quoting past court decisions.

It is the common firearms, in this case semi-automatic rifles, shotguns and pistols, chosen for whatever the lawful reason, that are protected by the Second Amendment, he said.

"Like a cut diamond, the uniquely American right to keep and bear arms is multifaceted. The unalienable right to have firearms for self-defense existed before the Bill of Rights and today remains the central protection of the Second Amendment. It is a right that was recognized in English common law and in the American colonies," he said.

The State's attempt to ban "these popular firearms creates the extreme policy that a handful of criminals can dictate the conduct and infringe on the freedom of law-abiding citizens. ... The Second Amendment takes certain policy choices and removes them beyond the realm of permissible state action. California's answer to the criminal misuse of a few is to disarm its many good residents. That knee-jerk reaction is constitutionally untenable, just as it was 250 years ago. The Second Amendment stands as a shield from government imposition of that policy," he wrote.

State officials strongly condemned the court's decision. In a statement on Thursday, Gov. Gavin Newsom vowed to challenge Benitez's decision.

"Today's radical ruling — comparing an assault rifle to a bowie knife — is a direct insult to

See **WEAPONS BAN**, page 8

Second inmate in two days dies inside Redwood City jail

Man, 34, who was housed alone, found unresponsive in cell

By Tony Hicks/
Bay City News Service

An inmate was found dead at the Maquire Correctional Facility on Saturday, Oct. 21, in Redwood City — the second in as many days to die at the jail.

The San Mateo County Sheriff's Office said Sunday, Oct. 22, in a statement that at 9:18 p.m. Saturday, officers found a 34-year-old man, who was housed alone, unresponsive in his cell.

Authorities said officers began

administering CPR until medical personnel station at the facility arrived and pronounced the man dead.

The inmate was housed in the jail's behavioral health unit.

Sheriff's department officials said initial information suggests the cause of death to be suicide. A final determination will be made by the coroner's office once they complete an exam and investigation.

Officials are withholding the man's name until "notifications have been completed."

On Friday, Oct. 20, the jail said a 64-year-old man at the facility was found dead inside his cell early Friday morning.

The inmate, whose name hasn't been released, was housed alone in a cell and found unresponsive about 4:15 a.m. by correctional officers doing hourly checks on jail cells.

He was pronounced dead at the jail.

Sheriff's officials said Friday a preliminary investigation indicates that the man died of natural causes, but the death

will be investigated by sheriff's detectives, the county District Attorney's Office and county coroner's office. ■

Any person who is feeling depressed, troubled or suicidal can call 1-800-784-2433 to speak with a crisis counselor. People in Santa Clara County can call 1-855-278-4204. Spanish speakers can call 1-888-628-9454.

People can reach trained counselors at Crisis Text Line by texting 741741.

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The Almanac

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Palo Alto vigil brings different faiths together to support Israel

Residents and religious leaders light candles and say prayers for Israel

By Gennady Sheyner

What began as a chat between a few Palo Alto neighbors evolved on Saturday into vigil that brought about 200 people of different faiths and backgrounds to Mitchell Park to support Israel and denounce the militant group Hamas.

The Oct. 21 event featured singing, praying and words of comfort and solidarity. This included speeches by several rabbis and pastors, songs from the Christian and Jewish traditions and a Hindu peace chant led by a member of the Hindu American Foundation.

The event was sparked by a recent conversation between Donna Griffit, a resident of the Palo Verde neighborhood, and Emma Cabaness, whose husband is Pastor Jack Cabaness of Covenant Presbyterian Church. Griffit, who is Jewish, told this publication that she was

struggling to “hold it together” after the Oct. 7 Hamas attack, in which more than 1,000 Israeli residents were murdered and more than 150 kidnapped. When she was asked by Cabaness how she can help, Griffit replied, “Just be with us.”

“It was just a neighborly conversation of, ‘How can I support you?’” Griffit said.

Pastor Jack Cabaness, who led off the event, quoted Orthodox Rabbi Jonathan Sacks, who encouraged people of different faiths to light their own candles to collectively combat evil. Cabaness acknowledged the pain that the war in Israel is causing to both the Jewish and Palestinian communities and encouraged those in the audience to “reach out to all of our neighbors who are in pain.

“Tonight, may we each light our own flame and together help vanish some of the darkness of the world,” he said.

His comments were followed by the singing of Psalm 23 by members of Covenant Presbyterian and, later in the program, the singing Oseh Shalom, a Jewish song and prayer for peace. Mayor Lydia Kou also addressed those in attendance and read a proclamation denouncing Hamas.

Rabbi David Booth of Congregation Kol Emeth said he has spoken to various relatives and friends in Israel after the attack. One friend talked about how everyone “has resolved to be together, that division in Israel had in an instant healed and suddenly everyone wanted to help one another.” But while everyone he spoke to said they were OK, Booth suggested that the impact of the Hamas attack will be long-lasting.

“None of us are OK,” Booth said. “Something has been broken in us that will take years, if we can ever, heal.”



Gennady Sheyner

Pastor Jack Cabaness, left, and Rabbi David Booth addressed the crowd at a vigil in Palo Alto's Mitchell Park on Oct. 21.

The Rev. Kaloma Smith, pastor at the University AME Zion Church, told the crowd that the candles they are holding are not a “moment of mourning” but rather a “standing of fighting” against terrorism and violence and a sign that the “people of this world — Blacks, Jews, Hindus, Muslims — are decent people and will stand for rights.”

“I unequivocally denounce Hamas terrorism — no two sides about it,” Smith said. “I unequivocally stand with my Jewish community in the city. I unequivocally am praying for my brothers and sisters in Israel. Because right now, as we light our candles tonight, we need to stand for something.”

Palo Alto resident Sarah Benson-Konforty, who is from Jerusalem and who visits Israel three times a year, told this publication that she believes the event “represents the real

Palo Alto that I always believed exists.”

Earlier in the week, Benson-Konforty addressed the Palo Alto City Council to talk about the challenges that the Jewish community has been experiencing in the aftermath of the Hamas attack. Her comments were followed by a series of racist and antisemitic public comments in a coordinated “Zoom bomb” campaign.

She said she came to the vigil because she felt the need to “embrace, and be a part of, our unified community, which is a canvas of different cultures, nationalities and religions.”

“This is the only way we can prevail as a community. And this is the only way we can win against evil,” Benson-Konforty said. ■

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MENLO CLOCK WORKS

continued from page 5

the street is an office park and Jefferey's Hamburgers.

“Most of the memories are good,” he said. “We’ve raised our kids here. Shortly after they were born, they were in a playpen in the back office ... All in all, it’s been a really good experience.”

He started his career in clock repair over 50 years ago at a family friend’s business according to Sharon Delly. He would hang out at the shop when he was free and help out, which eventually turned into an apprenticeship in clock repair. Alex Delly wanted to own his own shop before getting married, in order to support his family, so Sharon Delly found

the location in Menlo Park.

These days, Dellys said they are more interested in finance, business and real estate. The couple plans to keep the Menlo Clock Works building at 961 El Camino Real, and lease it to a restaurant.

The Menlo Park City Council on May 23 approved plans for a bar and restaurant with live music, alcohol and outdoor seating, amid concerns about noise and parking from nearby neighbors.

According to Alex Delly, the same-day services Menlo Clock Works offers have made the business a special spot for residents. However, owning a business was monopolizing the couple’s time. Since their last clock and watch repairer retired

nine years ago, he does all the repairs. The business also has a watchmaker who works offsite.

“We thought that we would leave on a happy note and just have our inventory available at discounted prices so that our customers who have literally helped us arrive to where we are today can benefit,” he said.

He said he appreciates Menlo Clock Works’ customers for their consistent patronage, but also because he’s regularly impressed by the people who walk in the door, including Paul Berg, the winner of the Nobel Prize often credited as the father of genetic engineering, who died in February.

“I’ve learned an awful lot from being across the counter with customers that come in here, because we’re blessed in this area to have extremely intelligent people,” he said. “One day someone comes in and says that they’ve discovered a new particle at Stanford Linear Accelerator.”

While Menlo Clock Works doesn’t have a firm closing date yet, the business and the sale will wrap up before the end of the year. Items are marked down between 20% and 50%, Alex Delly said.

“We are very grateful for our customers’ loyalty, coming back to us time and time again,” he said. ■

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



Cameron Rebosio

Huge signs in the windows of Menlo Clock Works advertise owners Alex and Sharon Delly's retirement sale.

REAL ESTATE Q&A

by Monica Corman

ADUs Could Be Sold Separately from Homes



Dear Monica: Am I able to sell my ADU separately from my home? Joanne N.

Dear Joanne: ADUs are already successfully being sold separately as condos in Washington, Oregon and Texas and California is now following their lead.

Effective January 1, 2024, Assembly Bill 1033 allows California cities to decide whether homeowners can sell ADUs that are on their property. Local governments will need to opt in and this opportunity may vary greatly from city to city.

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

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WEAPONS BAN

continued from page 6

every victim of a mass shooting and their families. Californians' elected representatives decided almost 35 years ago that weapons of war have no place in our communities. Today, Judge Benitez decided that he knows better, public safety be damned," Newsom said.

California's gun safety laws work and keep families safer, Newsom said. The state's gun death rate is 43% lower than the national average.

"Judge Benitez is hellbent on making it more dangerous for our kids to go to school, for families to go to the mall, or to attend a place of worship.

We are working with Attorney General Rob Bonta to fight this extreme and logically incoherent ruling and keep California safer, but we should not have to go get Judge Benitez overturned every time he decides to write a love letter to the gun lobby. This is exactly why I've called for a Constitutional amendment, and this is why I'll keep fighting to defend our right to protect ourselves from gun violence," Newsom said.

Attorney General Rob Bonta immediately filed a notice of appeal to overturn the decision. ■

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

COMMUNITY BRIEFS

New pump track opens at Menlo Park's Flood Park

San Mateo County announced that a new pump track opened on Oct. 21 to cycling enthusiasts at Flood Park, located at 215 Bay Road in Menlo Park. A pump track is a circuit of banked turns and small hills known as rollers meant to be ridden by pumping the body up and down instead of pedaling, and is most commonly used by BMX and mountain bike riders.

The pump track at Flood Park is paved and can be used by skateboarders and scooters as well. The track is located near the Iris Lane entrance to the park. Helmets are required and children under 8 years old must be supervised by an adult.

—Cameron Rebosio

Sudden Oak Death discussion in Woodside

Join University of California, Berkeley Professor Matteo Garbelotto and local environmentalist Debbie Mendelson at an in-person meeting on Monday, Nov. 13 at 6 p.m. at Woodside Town Hall, 2955 Woodside Road, to discuss what was learned from the annual Sudden Oak Death (SOD) field survey conducted earlier this year.

"SOD blitzes," held annually in spring, are one of the oldest continuously-running tree-focused citizen science programs in the country, according to Mendelson. Trained volunteers are tasked with identifying symptomatic leaves and with collecting them. Back at U.C. Berkeley, the presence of the disease that's deadly to oak trees is confirmed on symptomatic foliage by a PCR assay, similar to that used for Covid-19, she said.

The talk will discuss the distribution of the disease based on the 2023 surveys and what the results mean in light of the new SOD variants that have been reported in California and Oregon.

—Almanac staff

San Mateo County Sheriff's Office rolls out online feedback forms

San Mateo County community members can now give their feedback when they talk or interact with the county's Sheriff's Office.

The San Mateo County Sheriff's Office on Oct. 19, introduced the "Officer Survey" initiative, where personnel will provide community members with a QR-coded business card. This will enable the recipient to fill out and submit an electronic survey detailing their experience with the Sheriff's Office.

The sheriff's office staff will compile and comprehensively review survey results.

"These customer service surveys offer a streamlined avenue for feedback. They are widely acknowledged as a standard mechanism for receiving feedback on performance, and our 'Officer Survey' initiative will enable us to do so in a more efficient and effective manner," the law enforcement agency said.

Sheriff Christina Corpus said the initiative will not only allow her office to "effectively review and address potential gaps in certain areas but also to highlight and recognize our employees for excellence in customer service and community engagement."

—Bay City News Service

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Menlo-Atherton High's water polo team brings home the PAL championship

By Andrea Gemmet

After several years of heart-breaking near-misses, Menlo-Atherton High School's girls water polo team secured the championship, beating Woodside High School 9-7 for the title on Oct. 17.

Coach Lauren Lesyna said Menlo-Atherton hasn't won the Peninsula Athletic League (PAL) championship since 2013.

"Since I took over the program back in 2019, we have been so close to a PAL title every year," she said via email.

In 2019, M-A came in second

to Castilleja, and in the 2020 pandemic season, the team was undefeated in league play but results weren't tracked, she said. In 2021, the team came second to Burlingame in an overtime loss and then again in 2022, taking second by a tie-breaker.

"So, this win is definitely a sweet one," Lesyna said. "This is a young group who is ready and willing to learn. They take feedback very well, and they strive to implement it as quickly as possible."

She credited goalie Lexie Nelson, a junior, and sophomore Scarlett Shenk, who scored 44%

of the goals against Woodside, as key contributors to the team's success.

Lesyna also singled out sophomore Sabine Polly, saying she had a great game against Woodside and scored two of the goals. "She is always hustling hard on both offense and defense, and she has a scoring mentality," she said.

It's a young team, so expectations for next year's season are already high. "We only graduate three seniors, so we definitely hope to have a repeat performance next year," Lesyna said. ■

Email Editor Andrea Gemmet at agemmet@almanacnews.com.



Courtesy Tim Rochte

Goalie Lexie Nelson of the Menlo-Atherton High School varsity girls water polo team reaches for the ball at the championship game with Woodside High School on Oct. 17.

California and 32 other states file lawsuit against Meta alleging harm to children

By Kiley Russell/
Bay City News Service

California Attorney General Rob Bonta, along with his counterparts from 32 other states, filed a federal lawsuit against Meta on

Tuesday, Oct. 24, alleging that the company purposely created addictive and harmful social media platforms that it then markets to children.

The suit, filed in U.S. District Court for the Northern District of California, claims that over

the past 10 years, Menlo Park-based Meta "has profoundly altered the psychological and social realities of a generation of young Americans."

The company, through its Instagram and Facebook platforms, specifically targets youth

and children younger than 13, uses powerfully manipulative and addictive features to ensnare young people and misleads the public about the dangers of its platforms, according to the suit.

"We're here because we're facing a problem that is national in scope, so it requires a national response," Bonta said during a news conference announcing the suit Tuesday.

"There's a mountain of growing evidence that social media has a negative impact on our children, evidence that more time on social media tends to be correlated with depression, with anxiety, body image issues, susceptibility to addiction and interference with daily life," Bonta said.

The lawsuit is largely based on evidence uncovered during an ongoing, multi-state investigation that began in 2021 and includes thousands of pages of internal documents provided by a company whistleblower.

The suit claims that Meta knew many of its product features — like "dopamine-manipulating recommendation algorithms," incessant alerts that pop up during school hours and at night, visual filter features that allegedly promote body dysmorphia and the "like" button, among other things — are harmful to children but the company disingenuously claims otherwise while continuing to market itself to young people.

The states claim Meta is in violation of the federal Children's Online Privacy Protection Act, as well as California's false advertising and unfair competition laws, and seeks to stop

the company's alleged harmful practices as well as require monetary damages.

In addition to the federal suit, eight attorneys general have simultaneously filed state lawsuits against Meta, essentially alleging similar wrongdoing.

"Meta is clearly aware of the harms that its platforms cause, but it has not taken steps to remedy those harms, and in fact it's doubling down," said New Hampshire Attorney General John Formella, who filed a consumer protection and products liability suit in his home state Oct. 24.

"It's lulled parents and kids into a false sense of security, and it conceals the extent of the harms that its platforms cause," said Formella, a Republican who emphasized the fact that a bipartisan group of attorneys general is cooperating on the case.

Formella likened the suits against Meta to those that targeted tobacco companies in the 1990s and opioid manufacturers in the 2010s.

"Once again, the states, through their attorneys general, are called to take action — collective action, bipartisan action to protect our people," he said.

A Meta spokesperson said in an email that the company is disappointed by the suit, that it's committed to ensuring teens have "safe, positive experiences online" and that its platforms feature more than 30 tools to help teens and their families.

Some of those tools include age verification technology, setting the accounts of users under 16 to private and allowing parents to restrict the amount of time teens spend on an app. ■

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After pandemic backslide, Stanford hospitals ordered to ramp up commute programs

Palo Alto City Council agrees not to fine Stanford for failing to meet its transportation goals

By Gennady Sheyner

Stanford University will not have to pay a fine for failing to meet the traffic-reduction targets that it was required to achieve as part of a deal that enabled a massive expansion of its hospital expansion.

It will, however, have to accelerate its efforts to get employees out of cars to avoid future penalties, the Palo Alto City Council agreed Monday, Oct. 23.

By a 4-2 vote, with Greg Tanaka and Julie Lythcott-Haims dissenting and Vicki Veenker recusing, the council voted on Oct. 23 to amend the development agreement that the council and Stanford approved in 2011, a landmark deal that took years of negotiations and that allowed the university to rebuild and expand its hospital facilities. This included rebuilding Stanford Hospital and Clinics (now known as Stanford Health Care), renovating the Lucile Packard Children's Hospital and expanding the Stanford University School of Medicine.

In exchange, Stanford committed to getting at least 33% of the hospital employees to rely on alternative modes of transportation (anything other than driving alone) by 2021. The threshold would then rise to 35.1% by 2025. Failure to meet the established target for two consecutive years would lead to a \$175,000 fine for each year after the first in which the hospitals fall short.

That's exactly what happened in 2021, 2022 and 2023, when Stanford saw its numbers for alternative transportation modes drop precipitously. After hovering above 33% for seven consecutive years between 2013 and 2019, the percentage of people who didn't drive alone to work fell to 28.8% in 2021 and to 19.9% in 2022 before partially rebounding to 25.6% in 2023, according to commute surveys that Stanford conducts each May.

Stanford attributed the drop to the Covid-19 pandemic, which led to service reductions among transit agencies and made people more anxious about taking public transportation. It requested that

the target years be delayed so that the 33% threshold would apply to 2025 and the 35.1% threshold would kick in in 2028.

"For hospital employees, the burden of the pandemic was unique," Rachel de Guzman, vice president of planning, design and construction for Stanford Medicine, told the council during the Oct. 23 discussion. "In order to continue providing the best possible care to the community, employees needed to maintain their own health and safety, which often meant minimizing potential exposure to the virus, and in many cases switching to drive-alone commute."

De Guzman told the council that while things are starting to rebound, the hospitals will need additional time to meet their targets.

"Restoring previous transit habits lost in the pandemic will unfortunately take time," de Guzman said.

The council proved willing to give Stanford some more time, though not as much as it sought. Under the proposal made by

Vice Mayor Greer Stone that was backed by most of his colleagues, the 33% target would be delayed until 2024 and the 35.1% target until 2026.

While Stone acknowledged the impact of Covid-19 on commute habits, he and his colleagues struggled to justify a three-year extension, which he said is neither necessary nor consistent with the development agreement.

"One additional year makes sense and gives them a little additional time between the interim and final target year," Stone said.

Council member Julie Lythcott-Haims called Stanford's explanation of the pandemic's impact on the commute "a little misleading." She noted that Stanford's numbers had begun to slip even before the pandemic, with the percentage of hospital employees relying on alternative modes going from 39.1% in 2017 to 38.1% in 2018 to 33.8% in 2019 (the university didn't do its survey in 2020, when the Covid-19 emergency disrupted commute patterns and service providers).

The fact that there were declines

in alternative commute modes in 2018 and 2019 undercuts that argument that Covid-19 is solely to blame, she said.

"As much as we understand that the pandemic then went on to do further damage, the program was clearly in decline for the two years preceding the pandemic and I imagine that contributed to the motion in front of you," Lythcott-Haim said, alluding to the proposal to move up the target date.

Neither she nor any of her colleagues showed much appetite, however, for pushing ahead with financial penalties for the years 2022 and 2023. Insisting on the money, members acknowledged, would be legally challenging given the pandemic. Stanford had maintained that its failure

See **COMMUTE PROGRAMS**, page 17

LEHUA GREENMAN

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Menlo Park Planning Commission says downtown should have taller, denser development

By Cameron Rebosio

Menlo Park's downtown could see more tall buildings in the future if the City Council follows a new recommendation from the Planning Commission.

City officials are looking to changing the zoning to allow for greater density as a way to get its housing element approved by the state. The state-mandated plan must be renewed every eight years — and this time around, scofflaws face serious penalties for failing to draft an acceptable plan for accommodating development to meet a target number for net new housing units.

At a Planning Commission meeting on Oct. 23, one

speaker lauded Menlo Towers, an eight-story condo complex on the corner of Valparaiso Avenue and University Drive, for living harmoniously with the single-story homes surrounding it. Commissioner Henry Riggs, on the other hand, said that the building inconveniences nearby residents.

Riggs recalled a time when he was at a nearby home on Valparaiso Avenue, saying that he couldn't stop looking up at the balconies and seeing people there looking back. Riggs said that it would be "inappropriate" to suggest that an eight- to 10-story tower has no effect on nearby single-family homes.

"It's easy to forget that the reason Menlo Park exists and

the reason that it was, until less than 10 years ago, a predominantly residential neighborhood is that people moved here so that they were not in San Francisco," Riggs said. "While it certainly benefits future residents if we build towers and perhaps 20% of them are what we generously call affordable ... It's just not a winner for people who are already here."

The commission suggested that this could be eased by a stepped-back facade so that third or fourth floors are further back than lower floors.

"The concept of densification in the downtown specific area needs to happen," Commissioner Andrew Barnes said. "It's the right thing to happen there."

Menlo Park missed the Jan. 31

deadline for getting housing element approval from the California Department of Housing and Community Development, and that failure has left the city open to so-called builder's remedy projects — like the high-rise proposal at the old Sunset Magazine headquarters on Willow Road — that can bypass the city's own development rules.

Menlo Park first submitted its housing element to the HCD over a year ago, in July 2022, but state housing officials sent it back, asking for revisions. A second attempt was shot down by the state in April. The third and most recent iteration of the housing element was submitted in June and rejected in August.

Since the city's housing

element was not approved by the Jan. 31 deadline, officials need to implement rezoning measures to make building affordable housing easier by Jan. 31, 2024 or Menlo Park could face further penalties from the state.

The Planning Commission said that Menlo Park's downtown was using much more conservative densities than it could, and recommended that the City Council act to raise the density, although commissioners did not specify by how much. The commission also recommended the City Council offer incentives for including day care centers in new buildings. ■

Email Staff Writer
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Stanford shooting suspect nabbed at Trader Joe's in Town & Country

Sheriff's Office to charge man with attempted murder after he shot a woman in the leg on Oct. 17

By Gennady Sheyner

Palo Alto police swarmed Town & Country Village on Tuesday, Oct. 17, and detained a man who had walked into the Trader Joe's supermarket with a loaded "ghost gun" and who officers also believe had shot a woman in the leg at Stanford University campus earlier that morning.

After detaining the man at the El Camino Real grocery store, Palo Alto officers ultimately turned custody of him over to Santa Clara County Sheriff's Office. That department is handling an investigation into a shooting that occurred at 1 a.m. on Oct. 17 on the 500 block of Arboretum Road, close to the Quarry Road intersection.

Officers and deputies believe that the 43-year-old man shot a 47-year-old woman in the leg, inflicting non-life-threatening injuries, according to a news release from the Sheriff's Office. The woman was taken to the hospital for medical treatment.

The man has been booked into Santa Clara County Main Jail for attempted murder, according to Sheriff's Office.

Palo Alto police picked up the man shortly after they received a call from a passerby who saw a man holding a gun behind his back near the intersection of El Camino Real and Embarcadero Road, according to a police news release. Eight minutes later, at 7:35 p.m., they received a call from a Trader Joe's employee who said that a man had just entered the store,

said he had a gun and told the worker to call the police.

Palo Alto officers arrived at the Trader Joe's at 855 El Camino Real two minutes later and learned that the man had entered an empty employee break room. Police said they safely detained him in that room without incident and recovered from his waistband a loaded and unregistered 9mm polymer handgun — commonly known as "ghost gun" — with an extended magazine.

The man reportedly asked Palo Alto police for treatment relating to narcotics he had used, police said. Fire Department paramedics responded and took him to a local hospital for treatment, police said. As detectives investigated the incident,

they connected the man to the shooting at Stanford.

Palo Alto police will be seeking attempted robbery and firearm violation charges for the man's actions at Trader Joe's, police said in the news release.

Anyone with information about the Sheriff's Office investigation is encouraged to call 408-808-4500. They can also contact the Sheriff's Office Investigative

Services anonymous tip line at 408-808-4431.

Anyone with information relating to the Trader Joe's incident is asked to call Palo Alto Police Department's 24-hour dispatch center at 650-329-2413, or send anonymous tips to paloalto@tipnow.org or by text message or voice mail to 650-383-8984. ■

Email Staff Writer
Gennady Sheyner at gsheyner@paweekly.com.

OBITUARIES

Local residents who died recently include:

Eliza Lynore Banchoff Grover, 24, who grew up in Menlo Park, spent a pivotal year living in Oaxaca, Mexico with her family, played Division 1 NCAA volleyball at Brown University and was studying to become a doctor at Goucher College in Towson, Maryland when she was struck and killed by a car on Oct. 7.

Virginia Garz, 92, who was born in Wisconsin but spent most of her adult life in California, including 30 years in Palo Alto, where she and her husband raised their five children, on Oct. 10.

Mary-Nelson Coleman Campbell Hoornstra, 92, who met both her future husbands while teaching at the Episcopal Cathedral

Church of St. Paul in Detroit, served as a clergy wife and worked at Stanford University Medical Center's public relations department, attended the rally in Washington, D.C. for passage of the Civil Rights Act in 1964 and argued for her denomination's acceptance of same-sex marriages within her parish, on Oct. 13.

Elizabeth Jane Tyson Ferandin, 88, a longtime Palo Alto resident and Stanford University employee for 25 years who met her future husband when he crashed a party in 1957, and volunteered as a coach, room mother and PTA president while raising her children, on Aug. 29.

To read full obituaries, leave remembrances and post photos, go to Lasting Memories at AlmanacNews.com/obituaries. ■

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SEA LEVEL RISE

continued from page 1

like stormwater precipitation, groundwater rise and freshwater inundation from rivers and tributaries, the authors noted.

While the cost of protecting the Bay Area may be whopping, the cost of inaction could be more than double of that, according to the report. And Santa Clara and San Mateo counties in particular could feel that burden, being areas with considerable high-tech, housing and power infrastructure along the San Francisco Bay.

Sea-level rise is “the existential crisis of our time,” said San Mateo County Supervisor David Canepa, a Metropolitan Transportation commissioner. The rise, he added, threatens critical infrastructure such as airports, highways, roads, electric substations and wastewater treatment plants. This “will gravely impact San Mateo County and Peninsula cities.”

A sizable chunk of work in the Bay Area needs to be done in San Mateo County, but that should come as no surprise, Rachael Hartofelis, resilience planner at MTC-ABAG and the report’s project manager, said in an email.

Cities with high-value developments receive funds to protect those structures, but in places such as East Palo Alto, where development has lagged, the dollars for protection aren’t flowing in.

“San Mateo County has a lot of bay and ocean shoreline, and much of it will need to be adapted to protect from rising sea levels. The good news is that San Mateo County is taking an active approach to sea-level rise,” she said.

About three-quarters of the adaptation projects needed in the county are already in a study or planning phase, according to the MTC/ABAG and BCDC Framework.

“The leadership of One Shoreline — San Mateo County Flood & Sea Level Rise Resiliency District is one reason San Mateo County is ahead of the curve compared to other counties around the state,” she said.

The figures mentioned in the study are just estimates, Hartofelis cautioned. The county will be able to refine its cost projections as more segments of the shoreline move from



Magali Gauthier

A heron stands in a waterway in Redwood Shores.

the study and planning phase toward specific project implementation, she said. The costs could go up or down.

Mountain View Mayor Margaret Abe-Koga, a Metropolitan Transportation commissioner who represents Santa Clara County cities, said in an email that the Mountain View City Council reviewed an update to the city’s sea-level rise capital improvement program in 2021. In today’s dollars, the cost would be close to \$100 million, Abe-Koga said.

Sea levels in the San Francisco Bay Area have increased by 8 inches since local tide records began in the mid-1850s, according to the Palo Alto Sea Level Rise Vulnerability Assessment. The rate of increase has accelerated in the past several decades.

“Areas once considered to be outside of the floodplain will begin to experience periodic coastal flooding or permanent inundation. SLR (sea-level rise) will also cause the surface of the shallow groundwater table in low-lying coastal communities to increase, damaging buried infrastructure, mobilizing subsurface contaminants, infiltrating below-grade structures, and emerging aboveground as an urban flood hazard, even before coastal floodwaters overtop the shoreline,” the report noted.

Fighting the sea

Regionally and locally, flood protection projects are currently underway. But it will take years to complete them, said Margaret Bruce, executive director of the San Francisquito Creek Joint Powers Authority (SFCJPA), adding that they don’t have to happen all at once, anyway.

But they do need to be coordinated among the multiple agencies whose jurisdictions and regulations — local, state and

federal— are involved. What’s done in one area could deeply impact another, and requires analysis and planning.

The San Francisquito Creek Downstream Project, or “Reach 1,” completed in 2019 through the San Francisquito Creek Joint Powers Authority, widened sections of the creek channel and built new levees that provide protection to 1,700 properties from a 100-year creek flood during a King tide. The project also provides an additional 3 feet of protection from potential future sea-level rise scenarios through the end of the century.

Downstream homes in East Palo Alto and Palo Alto are shielded.

“This project likely resulted in avoided flooding in the lower portion of Palo Alto’s watershed, which might have otherwise occurred from the early 2023 heavy rains,” city staff said in an email.

But the SFCJPA recently faced a disappointing reality after a new analysis found that its “Reach 2” project to replace the Pope-Chaucer Bridge in Palo Alto and Menlo Park, as was long considered, would endanger downstream areas by allowing the flow of too much water.

Of the major projects in both counties under development, many are in the pre-construction planning or design phases. The \$545 million Shoreline Project will mitigate sea-level rise all along the Santa Clara County bayshore from Alviso to San Francisquito Creek.

Phase I of the Shoreline Project, currently underway in Alviso, is extending levee rebuilding and habitat restoration to reduce flood risks.

Phase II, which is being managed by the Santa Clara Valley Water District, is currently undergoing a feasibility study.

Similar to the project in Alviso, the new levees would be the primary defense system for Palo Alto and Mountain View along the bay from San Francisquito Creek to Permanente Creek. Palo Alto is awaiting an update about the results of the feasibility study from the U.S. Army Corps of Engineers. If approved, construction in the area between Palo Alto and Mountain View would begin in 2030 with all levees completed by 2040, pending funding.

A separate Phase III of the project would focus on areas to the south, from Permanente Creek in Mountain View to Guadalupe River in San Jose.

In Palo Alto, the Shoreline Project improvements would not address secondary sea-level rise hazards such as shallow groundwater rise and stormwater flooding that occur landward of the levees. These hazards will be addressed through

several existing projects identified in the city’s Sea Level Rise Adaptation Plan process, the city said in the June 2022 Sea Level Rise Vulnerability Assessment.

Among Palo Alto’s other projects, the city is elevating or waterproofing equipment and infrastructure at the Regional Water Quality Control Plant as it completes facility maintenance and upgrades.

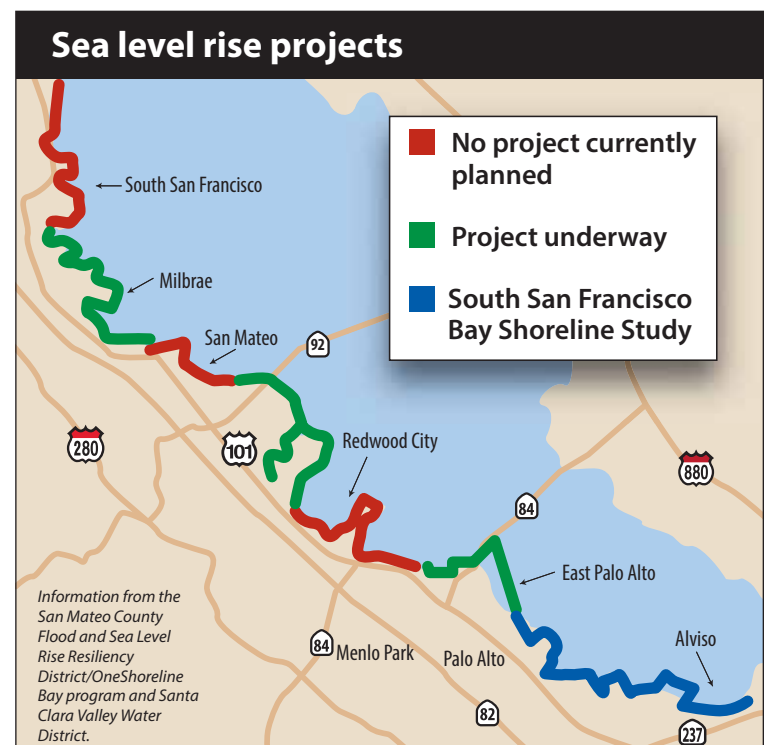
The \$5.1 million Palo Alto Horizontal Levee Pilot Project, which will be constructed between Harbor Marsh and the Regional Water Quality Control Plant, is in its design phase. Construction would begin in summer 2024 and is estimated to be completed by early 2025, according to the city. The levee would use recycled water from the water-quality control plant for irrigation of native-plant vegetation in the “living” parts of the sloping levee. The project is the first of its kind in the baylands and could be a model for other levees around the bay.

The city also has ongoing projects funded by the Stormwater Management fee to improve stormwater-drain capacity, pump stations, green stormwater infrastructure, maintenance and related projects.

Palo Alto Public Works completed the construction of Loma Verde Avenue stormwater-drain capacity upgrades, and East Meadow Drive and East Meadow Circle upgrades are scheduled to be installed within the next six months. The projects will eliminate flooding that occurs along East Meadow Circle due to water levels on Barron Creek.

Three other projects are scheduled in 2024 to alleviate localized flooding along East and West Bayshore roads: West

Continued on next page



Jamey Padojino and Kristin Brown

Continued from previous page

Bayshore Road Pump Station and trunk-line improvements and Corporation Way system and pump station upgrades. Corroded, cracked or broken segments of storm drain pipes have also been replaced or lined in an ongoing storm-drain system replacement and rehabilitation project.

A planned \$40 million Palo Alto Flood Basin Tide Gate Replacement Project, led by Valley Water, is on hold as Valley Water prioritizes other projects. As an alternative to immediate replacement of the existing tide gate, Valley Water and the city are currently exploring ways to prolong its life.

The backbone of many sea-level-rise projects, and those most likely to get state and federal financing, is collaboration between cities and counties and even the federal government.

The SFCJPA's Strategy to Advance Flood protection, Ecosystems and Recreation along the San Francisco Bay (SAFER Bay) Project, a regional program along the Bay shoreline from the Redwood City-Menlo Park border to the Palo Alto-Mountain View border, will protect against a sea-level increase of up to 10 feet above today's daily high tide. SAFER Bay Phase 1 in East Palo Alto and Menlo Park is in the design phase and various stages of environmental analysis, Bruce said. The project will protect nearly 1,600 properties, mostly homes, within East Palo Alto and marshes managed by the U.S. Fish & Wildlife Service. In Menlo Park, the project will restore approximately 600 acres of marsh from former salt ponds owned by Fish & Wildlife.

The San Mateo County Flood and Sea Level Rise Resiliency District, also known as OneShoreline, was established in 2020 to bring the county and other partners together to best leverage funding and expertise as well as to coordinate on projects from neighboring jurisdictions in the region. Cities that are collaborating with OneShoreline include Menlo Park and Redwood City.

The cost of doing nothing

While the cost of sea-level rise mitigation is staggering, the cost of inaction would be at least double. Even a partial estimate of the cost of doing nothing is anticipated to be more than \$230 billion, according to the Framework study.

"Even the smart folks on the MTC planning staff couldn't help me break down estimated losses by jurisdiction. But there's certainly a cost for doing nothing and there likely will be



Courtesy OneShoreline

The OneShoreline Bayfront Canal and Atherton Slough project in Menlo Park is now completed and will protect properties on the east side of U.S. Highway 101, including in Redwood City from flooding.

significant impacts even to cities that are neither on the bay nor on the coast," Hartofelis said.

More than \$1 billion in assessed value countywide is at risk of sea-level rise inundation and erosion in the near-term, she added, citing San Mateo County's 2018 Sea Level Rise Vulnerability Assessment. Over the long-term, the estimate rises to nearly \$39 billion.

The vulnerability study also found that during a 100-year event with 3.3 feet of sea-level rise, Redwood Shores would be entirely flooded. The U.S. Highway 101 would be submerged and parts of Woodside Road and downtown Redwood City would be inundated.

A San Mateo County Civil Grand Jury report in 2022, titled "San Mateo County: California's Ground Zero for Sea Level Rise," noted its bayside communities have billions of dollars of residential and commercial property at risk. Its five wastewater facilities and three airports, including San Francisco International, are at risk. Also at risk are the county's transportation systems, schools, medical facilities, homes and parks.

In Palo Alto, a 100-year storm tide could result in surface flooding of 4,400 residential parcels, two senior/disability centers, two schools and seven city facilities. Rising groundwater could potentially impact the foundation of 7,950 residential parcels in addition to city facilities, critical infrastructure — including electrical substations, the Palo Alto Airport and Municipal Golf Course and the U.S. Highway 101 — as well as schools and other structures, according to the city's assessment.

"The average daily high tide, with 36 inches of sea-level rise, is a tipping point when many areas of the city become vulnerable to permanent inundation," the assessment noted. "With 36 inches, daily high tides are

projected to be high enough to overtop nearly the entire length of the city's shoreline and could inundate a portion of Palo Alto."

Will all boats rise to the same level?

Some counties will experience more flooding sooner than others, so adaptation costs are not evenly distributed, the Framework study found. Some counties have planned and developed projects more than others, leading to questions about where new funding should go. The study pointed to underserved communities such as East Palo Alto and parts of Marin County.

According to Bruce, existing funding isn't equitable. One structural quirk of FEMA funding is the benefit-to-cost ratio, which rates projects based on the value of FEMA investment dollars compared to the value of the infrastructure to be protected. Cities with high-value developments receive funds to protect those structures, but in places such as East Palo Alto, where development has lagged, there aren't many large, valuable structures to protect.

Menlo Park, East Palo Alto's neighbor to the north, is a different matter. The bayfront part of Menlo Park scored a "nine" on FEMA's benefit-cost scale because of its valuable real estate, which includes Pacific Gas & Electric and Meta campuses.

Meta and PG&E entered a public-private partnership that qualifies them for an added \$16 million to FEMA's Building Resilient Infrastructure and Communities (BRIC) grant funding, which supports states, local communities, tribes and territories for hazard-mitigation projects. Private matching is 25% of the grant. For small and impoverished communities, the split is 90% federal and 10% state or local match.

"There are no equivalent

private parties with whom East Palo Alto can partner. The PG&E substation there is small," Bruce said.

"The consequences of destruction are extremely costly," she added. "The FEMA framework is institutionalizing inequity. We're missing many opportunities" to make up for those disparities.

But Hartofelis said: "The SAFER Bay Project being led by San Francisquito Creek JPA will protect East Palo Alto and Belle Haven. As these plans evolve into projects ready to be funded, San Mateo County and the regional agencies (MTC, ABAG and BCDC) will need to align their efforts to ensure money is available from state, federal or regional sources to support communities that may have fewer resources to meet these challenges on their own."

Filling the funding gap will require a mix of funding types and amounts, the Framework report noted. "There is no single 'magic bullet' that can fill a \$105 billion gap," the study's authors said.

SAFER Bay Phase 1 implementation, for example, is funded in part through a parcel tax, Department of Water Resources, CalOES/FEMA grants and a local match from the city of East Palo Alto. It receives funding from the San Francisco Bay Restoration Authority Measure AA program and other local sources.

A regional approach is critical, the Framework report found. Considered remedies include possible parcel taxes and ad-valorem taxes — a tax based on the assessed value of real estate. Both might be feasible options at the regional or county level, but they would need further study to ensure equitable results, the report said.

Funding through the San Francisco Bay Clean Water, Pollution Prevention and Habitat Restoration Measure AA, a \$12 parcel tax approved by

Bay Area voters in June 2016, is one example of how a few dollars per parcel can stretch to meet lofty goals. The measure raises \$25 million annually, or \$500 million over 20 years, to fund shoreline projects that protect and restore San Francisco Bay.

"Measure AA has been transformational. Our region is 10 years ahead of other areas," Bruce said.

Materman emphasized the role of the private sector with respect to fundraising and community awareness.

"High-asset properties associated with corporations will benefit from resilience," he said.

The best way to build climate resistance in underserved communities is by packaging their needs with that of their neighbors, he said. A multijurisdictional approach with well-resourced communities that have well-heeled private companies — such as Meta in Menlo Park or Oracle in Redwood City — or with entities such as PG&E, which have substations to protect, can help stretch dollars for the benefit of all, he said.

In its recommendations, the San Mateo County Civil Grand Jury said that OneShoreline should consider establishing and administering a low-interest revolving loan fund to enable jurisdictions to prepare the initial engineering and planning necessary to obtain federal and state financial support.

But beyond raw dollars, cities and counties will need to revise their zoning ordinances to adapt to the rising seas, Materman said. And perhaps building would need to be prohibited in some shoreline areas.

The San Mateo County grand jury urged all residents to keep themselves informed regarding the risks.

"The glaciers are melting, and the clock is ticking," it said. ■

Email Staff Writer Sue Dremann at sdremann@paweekly.com



Magali Gauthier

A cyclist rides on the levee in the Palo Alto Baylands.

Eliza Lynore Banchoff Grover

July 27, 1999 – October 7, 2023

On Saturday afternoon October 7, 2023, Eliza Grover was walking home on a sidewalk near an elementary school in Towson, Maryland, when she was hit by a drunk driver whose truck jumped the curb. Her life ended in an instant, generating tremendous ripple effects of grief across her many communities.

On Monday, October 30, at 4:30 p.m., Eliza's communities will come together at Stanford's Memorial Church. All are welcome.

Eliza was born in San Francisco on July 27, 1999. The family moved to Menlo Park two months after her twin sisters Natalie and Mariah were born in November 2001. Eliza attended Oak Knoll Elementary School, Hillview Middle School, and Menlo-Atherton High School, graduating in 2017.

In seventh grade, she spent the year in Oaxaca, Mexico with her family, experiencing a local school and a completely different life. She made friends, was recruited into every sports team the small school offered, and developed a love of the Spanish language and Latin American cultures that she cultivated for the rest of her life. Years later, she wrote her college essays about the ways that year had transformed her sense of herself and of the world.

Eliza loved sports and being part of a team. After tumbling at Burgess and swimming with PASA, she played

soccer and basketball before settling into an enduring love of volleyball. Over the years, she played at numerous South Bay clubs, most recently Red Rock, where she also coached younger players. At Menlo-Atherton, she joined the school's first freshman team before jumping up to play Varsity for the next three years. The team won two Northern California Division 1 championships and competed in back-to-back State Championships. In her senior year, she was the team's captain and the league's co-MVP.

Eliza and her sisters grew up with a deep connection to the Sierra Nevada. The family spent many dreamy summer weeks on Fallen Leaf Lake and later made a home in Serene Lakes, where they continue to gather. An intrepid outdoorswoman, Eliza loved downhill and cross-country skiing, hiking, backpacking, and swimming in mountain lakes. In August 2023, Eliza spent five days on the Tahoe Rim Trail with family and friends.

Eliza attended Brown University in Providence, Rhode Island, and graduated in 2021 with a BS in Cognitive Neuroscience. While at Brown she was a research assistant at the Bradley Sleep Laboratory and an Associate Member of the Sigma Xi Scientific Research Society. During the summers, she worked as an intern at Grail, Inc. and as a research assistant at the Stanford Concussion and Brain Performance Center, where she contributed to a published paper on concussion in girls. She also returned to Oaxaca with Child Family Health International to study health equity and gain experience in community health centers and hospitals.

While at Brown, Eliza played Division 1 NCAA volleyball as a right-side hitter for the Bears. She was a steady force on the team, earning Academic All-Ivy and Academic All-District honors as well as All-Ivy Honorable Mention twice. She loved the team and relished the competition, but when COVID canceled her senior season, she took it in stride and signed up to earn her EMT and Wilderness First Aid certifications and work in a low-income clinic in Providence. She also found her love for running and completed the first of many half-marathons.

Upon graduation, Eliza spent a summer leading outdoor trips for Overland Adventures and then moved to Seattle, a city that had always had a powerful gravitational pull for her.

It quickly became her beloved home. With her close friends and an ever-growing, cherished social circle, Eliza took every chance she could to be outside, exploring the city, adventuring in Washington's wilderness, and watching sunsets over Puget Sound, sometimes punctuating the beauty with a polar plunge. She played adult-league volleyball and board games, had dinner parties, danced with her friends at concerts, and made all of her friends join Good Reads.

Having arrived in Seattle without a job, Eliza found her place at the Rainier Clinical Research Center, initially as a Research

Assistant and then as a Clinical Research Coordinator, helping to implement medical device clinical trials for people with diabetes. She relished the opportunity to come to know the patients and to learn from physicians. In her own words, the job "cemented her passion for the research process and its potential for population-level impact." Never much of a fashion icon, she also really liked wearing scrubs. With inspiring clarity, she decided that she wanted to become a doctor and applied for post-baccalaureate programs to complete the requirements for medical school.

In May 2023, Eliza began a year of intensive study at Goucher College in Towson, Maryland. She was the only one in her cohort who took all of her notes by hand, her signature chicken-scratch handwriting sprawled in fat

notebooks. Eliza made friends within the program and sought other connections, practicing with and helping to coach the undergraduate volleyball team, and volunteering with local not-for-profits.

And she ran, more and more, and always joyfully. She was training for the Marine Corps Marathon at the end of October, and had started to talk about trail running and ultramarathons. While she ran, she often listened to running podcasts. She admitted that this was weird. She was just unabashedly fascinated and enchanted by the experience of being in her body for all of those miles. On the morning of her death, she ran 10 miles and then, in the afternoon, took that final walk.

Eliza was a devoted daughter, sister, and friend, who openly and fully adored the people who were lucky enough to be part of her life. Through shared adventures, laughing fits, consistent phone calls, and beautiful letters, she prioritized and nurtured her relationships.

To know Eliza was to know how much she loved her sisters, and centered their bond in her life, always finding ways to include them in her conversations and welcome them into her friendships. She was immensely proud of their accomplishments and the women they have grown up to be. Eliza was fiercely competitive, yet inclusive and warm, building community everywhere she went. She always made sure the people in her life felt listened to, supported, and, at times, humbled.

In lieu of flowers, the family asks community members to consider a contribution to the Eliza Grover Memorial Fund, which will support girls' academics/athletics at Menlo-Atherton High School and land preservation and recreation on Donner Summit. The Fund is in the process of being established as a not-for-profit (501c3). To receive a message when a donation link is available, please complete the brief form at <https://tinyurl.com/ElizaGroverMemorialFund>.

Eliza is survived by her younger sisters Natalie and Mariah; her parents, Ann Banchoff and Christopher Grover of Menlo Park; grandparents Lynore Banchoff of Menlo Park, Mimi Grover of Grass Valley, CA, and Thomas & Kathleen Banchoff of Providence, RI; many adoring aunts, uncles and cousins; and an extended family of friends near and far.

A memorial service will be held Monday, Oct. 30 at 4:30 p.m. at Memorial Church on the Stanford campus.



mixed with profanity, during its last regular council meeting Sept. 20. No such disruption occurred last Wednesday.

Among the Zoom changes, Atherton decided that participants on the platform could no longer unmute themselves, share screens or go directly into the main-meeting discussion.

In a report to the council, staff identified other potential strategies to head off hate or off-topic speakers, including moving the public-comment segment elsewhere on the agenda or setting a cutoff time for Zoom testimony.

Another tactic involves warning speakers to keep their remarks to subject matter within the town's purview lest they find their microphone turned off, are muted on Zoom or are escorted out of a meeting, staff said in its report.

Walter Robinson, a city Parks and Recreation Committee member speaking as a resident over Zoom, noted that even though he came down with COVID-19 he was still able to participate and share his comments in Wednesday's council meeting because the remote technology remained available.

"So thank you for letting me speak this way," Robinson said. "I'm an example. I was able to participate where I can't otherwise."

He encouraged the town to continue with that remote option to allow for many perspectives. "So we really know the views of what's going on with other people," he said. Just because other places have suspended Zoom comments, "we don't need to give up."

Vice Mayor Diana Hawkins-Manuelian agreed, saying, "I don't want to give up the people's right to get on and talk."

Until the hate-laden disruptions are "happening at every meeting," she said, doing away with Zoom as a venue to communicate with the council "is way too big a hammer to hit."

She would want the town to try preventative or deterrent measures first, the vice mayor said.

Zoom bombings have challenged local governmental agencies nationwide on how to combat derogatory speech coming in remotely and anonymously while still abiding by state and federal laws to allow public participation and comments.

The online speech attacks have persisted after public entities turned to video conferencing as a way to conduct meetings safely amid the height of the pandemic and then continued using the technology to expand community discourse. ■

Email Contributing Writer Neil Gonzales at ngonzales92@yahoo.com.

PAID OBITUARY

Grim accident data raises the stakes for Menlo Park's Vision Zero traffic safety plan

2020 data shows Menlo Park is one of the worst cities its size for serious crashes involving children

By Cameron Rebosio

Menlo Park is one of the worst cities of its size when it comes to collisions that kill or injure bicyclists, according to the state. City officials are hoping the Vision Zero Action Plan will eliminate crash-related fatalities.

The Vision Zero Action plan outlines policy, analysis and street safety regulations that aim to eliminate collision-related fatalities and reduce non-fatal collisions by 50% by 2030. City staffers reported at the Oct. 24 City Council meeting that they

identified the 20% of Menlo Park streets where 90% of collisions with serious injuries and fatalities have occurred. The list includes El Camino Real, Bayfront Expressway, Willow Road, Ravenswood Avenue and Middle Avenue.

The most recent crash data from the California Office of Traffic Safety (OTS) is from 2020, when the city ranked sixth worst out of 91 similar-sized California cities in bicycling collisions where the cyclist was injured or killed, and the third worst for cyclists under age 15. The OTS reported that Menlo Park had a total of

88 crashes resulting in injury or death in 2020, the 13th highest among comparable cities.

The Menlo Park Complete Streets Commission weighed in on the Vision Zero plan on Aug. 24, recommending implementation steps to the City Council. Commissioner Ross Silverstein called out the intersection of Middlefield Road and Woodland Avenue by Willow Market.

"It is the worst intersection that I've seen in the entire city, where you have two lanes one way, and you have left turns, and you have a blind intersection, and you have people trying to cross, but there's

no crosswalk," Silverstein said. "It's bad for cars, it's impossible for bikers, and if it can't be improved, it should be abolished."

The commission recommended utilizing roundabouts to make intersections safer and conducting outreach to middle and high schoolers. According to the staff report, only 5% of Menlo Park intersections have traffic signals but 40% of the city's serious injuries and fatalities happen at those locations.

"This is obviously something that is really important," Assistant Public Works Director Hugh Louch said at the meeting. "We

talk a lot about safety as the most important thing that we do, and this is a way to kind of make that real."

One planned change from the Vision Zero Action Plan is for city staff to set speed limits that take into account the human body's ability to tolerate a crash force rather than basing it on historic driver behavior.

The Vision Zero Action Plan will come to the Menlo Park City Council for a study session on Nov. 7. ■

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TEACHERS RALLY

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teachers who have to endure lengthy travel to and from the district.

"I have watched as my teachers moved increasingly further away from the district and grew increasingly weary with their shockingly long commutes and with the extraordinarily and uniquely high cost of living in this district," Amala said.

The kind of pay increase the union wants would help retain teachers, she said.

Not giving teachers "adequate raises is effectively a pay cut," she added. "I believe that this is wrong, and I'm disappointed to have seen this happen in the past few years. We are hemorrhaging teachers. Just in the past few months, we've lost some of the most dedicated and qualified teachers at our site."

Following the comments from union members and their supporters, district Superintendent Crystal Leach expressed appreciation for the teachers and optimism in moving forward through contract negotiations.

"I would like to acknowledge our teachers in this room and our teachers that are attending online," Leach said. "I want you to know that I see you. I see your signs, and I am very hopeful that we will continue to make progress at our next section session towards the end of the month."

The union, which represents 605 classroom teachers, counselors, librarians and other non-management, certificated employees in the district, is pursuing a contract for the 2023-24 and 2024-25 school years.

"We are currently working without a contract," SDTA President Edith Salvatore said in an email to The Almanac.

"We felt it was time for the trustees, who determine bargaining parameters for the district's negotiating team, to hear directly from our members how discouraging (Sequoia Union's) financial proposals have been."

SDTA is calling for an 8% salary bump for this current year and 7% for 2024-25, Salvatore said. In contrast, the district has offered 4.75% and 2.5%, respectively.

"The negotiations process began in March, and we've been at the table since May, having met six times already," she said. "The district has unprecedented reserves at a time when the cost of living has increased by more than 8% and districts around us have been receiving much larger salary increases than we have. Our members are frustrated that the

district is in a position to pay us better but instead offering raises that lag behind even the property-tax revenue increases the district received."

District board President Rich Ginn told The Almanac in an email that he and his fellow trustees understand and support the need to raise employees' pay but have to stay fiscally prudent.

"We are limited to only pay what we receive in revenues that are not certain," Ginn said, "and we cannot put the financial condition of the district at risk in the event that future property-tax increases are lower than past increases have been."

Still, he remains confident that the district and SDTA will reach an outcome reasonable to both. "We are optimistic that

our negotiating teams will find a good balance soon and come to agreement," he said.

Salvatore noted that the two sides have made headway in other areas.

"We've come to agreements around our head counselor workload and stipend to make the job more manageable and more attractive," she said. "We've also tentatively agreed to create a committee to review counseling and other student services to address caseload concerns there as well as a committee to examine stipends for athletics and other co-curricular supervisions, i.e., dance, drama, music, yearbook, etc." ■

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COMMUTE PROGRAMS

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to meet its targets in 2020 constitutes a permitted delay under the "force majeure" clause of the development agreement, which makes exceptions for unexpected circumstances beyond the parties' control.

Council members also specified as part of the vote that any money that the city collects from Stanford for trip reduction would prioritize the part of northwest Palo Alto that includes the hospitals and Stanford Shopping Center. Council member Pat Burt, who made that proposal, noted that the hospitals may have an easier time meeting their targets once Caltrain electrifies its train corridor and increases its service levels over the next two years.

"A dilemma for hospitals is they have shift workers who are there 24/7," Burt said. "So that's going

to be a boost of an uncertain impact, but Caltrain is expecting a steep jump in ridership during that time."

The council's proposed revision will now go back to Stanford for review. It wasn't immediately clear if the hospitals would accept the revised development agreement or rely on the "force majeure" provision to obtain delays to enforcement of the existing development agreement. De Guzman said that Stanford will "explore its possibilities." Both she and the council agreed, however, that Stanford has both the resources and the expertise to meet its transportation goals.

"We have been successful. We can do it. What we're asking for is just a little bit more time to do it," de Guzman said. ■

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APPLY FOR COMMUNITY FUNDING BY NOV. 3

The City of Menlo Park invites local nonprofit agencies to submit proposals for the Community Funding Grant Program. This program awards monetary support to local nonprofit agencies whose programs respond to the human service needs of Menlo Park residents.

GRANT DETAILS:

- Funding will help subsidize any recipient agency but cannot be the sole support of any organization.
- All grant recipients will enter into a contractual agreement with the City with specific objectives.
- Grant recipients must fully use all funds by June 30, 2024.

APPLICATION PROCESS

- Apply by 5 p.m., Friday, Nov. 3
- Application form: menlopark.gov/CFGApplication

FOR MORE INFORMATION

- menlopark.gov/communityfundinggrant
- nscasados@menlopark.gov
- 650-330-6611

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Public Notices

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. M-294408

The following person(s)/registrant(s) has/ have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S): GOLDEN EAGLE SPA & MASSAGE

148 W 25th Avenue

San Mateo, CA 94403, San Mateo County

FILED IN SAN MATEO COUNTY ON:

05/25/2023

REGISTRANT'S NAME(S):

BO ZHOU

6401 Vista Pacifica

Rancho Palos Verdes, CA 90275

THIS BUSINESS WAS CONDUCTED BY An Individual.

This statement was filed with the County Clerk Recorder of San Mateo County on

October 10 2023.

(ALM Oct 20, 27, Nov 3 and 10, 2023)

CAFE ZOE

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295445

The following person (persons) is (are)

doing business as:

1.) Cafe Zoe, located at 1929 Menalto Ave.,

Menlo Park, CA 94025.

Registered owner(s):

NEIGHBORHOOD PIZZA LLC

1929 Menalto Ave.

Menlo Park, CA 94025

California

This business is conducted by: a Limited

Liability Company.

Registrant commenced to transact business

under the fictitious business name(s) listed

above on 09/01/2023

This statement was filed with the County

Clerk-Recorder of San Mateo County on

September 26 2023.

(ALM Oct 20, 27, Nov 3 and 10, 2023)

MAGIC CLEANING SERVICES

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295628

The following person (persons) is (are)

doing business as:

1.) Magic Cleaning Services, located at 1885

East Bayshore Rd. Spc. 66, East Palo Alto, CA

94303. San Mateo County.

Registered owner(s):

OLGA LILIA GUTIERREZ

1885 East Bayshore Rd. Spc 66

East Palo Alto, CA 94303

ALBA JUDITH SEVILLADESIERRA

1271 Poplar Avenue APT. 410D

Sunnyvale, CA 94086

This business is conducted by: Co-Partners.

Registrant has not yet begun to transact

business under the fictitious business

name(s) listed above.

This statement was filed with the County

Clerk-Recorder of San Mateo County on

October 17 2023.

(ALM Oct 27, Nov 3, 10 and 17, 2023)

BORACAY GARDEN AND GRILL

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295453

The following person (persons) is (are)

doing business as:

1.) Boracay Garden And Grill, located at

269 El Camino Real, South San Francisco,

CA 94080.

Registered owner(s):

JOEL A. DOCTOR

109 Seahorse Drive

Vallejo, CA 94591

This business is conducted by: an

Individual.

Registrant has not yet commenced to

transact business under the fictitious

business name(s) listed above.

This statement was filed with the County

Clerk-Recorder of San Mateo County on

September 27 2023.

(ALM Oct 20, 27, Nov 3 and 10, 2023)

PARIS BAGUETTE

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295546

The following person (persons) is (are)

doing business as:

1.) Paris Baguette, located at 2278

Westborough Blvd. #202, South San

Francisco, CA 94080.

Registered owner(s):

HI FRESH LLC

2212 W. Middlefield rd.

Mountain View, CA 94043

CA

This business is conducted by: a Limited

Liability Company.

Registrant commenced to transact business

under the fictitious business name(s) listed

above on 03/24/2021

This statement was filed with the County

Clerk-Recorder of San Mateo County on

October 06 2023.

(ALM Oct 20, 27, Nov 3 and 10, 2023)

PMI REDWOOD REALTY

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295673

The following person (persons) is (are)

doing business as:

1.) PMI Redwood Realty, located at 919

Johnson Street, Redwood City, CA 94061.

San Mateo County.

Registered owner(s):

R&R REAL ESTATE ENDEAVORS

919 Johnson Street

Redwood City, CA 94061

CA

This business is conducted by: a

Corporation.

Registrant has not yet commenced to

transact business under the fictitious

business name(s) listed above.

This statement was filed with the County

Clerk-Recorder of San Mateo County on

October 20 2023.

(ALM Oct 27, Nov 3, 10 and 17, 2023)

PREI CAPITAL GROUP

DIVORCE MORTGAGE ADVISORS

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295265

The following person (persons) is (are)

doing business as:

1.) PREI Capital Group, 2.) Divorce Mortgage

Advisors, located at 840 Hincley Road

#150, Burlingame, CA 94010.

Registered owner(s):

ROSS GARCIA

825 Alameda De Las Pulgas

Belmont, CA 94002

This business is conducted by: an

Individual.

Registrant commenced to transact business

under the fictitious business name(s) listed

above on 03/02/2017.

This statement was filed with the County

Clerk-Recorder of San Mateo County on

September 07 2023.

(ALM Oct 13, 20, 27 and Nov 3, 2023)

EVERYTHING MATTERS PSYCHOTHERAPY PC

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295612

The following person (persons) is (are)

doing business as:

1.) Everything Matters Psychotherapy PC,

located at 570 El Camino Real, STE 150-459.

Redwood City, CA 94063.

Registered owner(s):

MARGAUX A. DEVER LICENSED CLINICAL

SOCIAL WORKER PC

570 El Camino Real, STE 150-459

Redwood City, CA 94063

CA

This business is conducted by: a

Corporation.

Registrant began transacting business

under the fictitious business name(s) listed

above on 08/01/2023.

This statement was filed with the County

Clerk-Recorder of San Mateo County on

October 16 2023.

(ALM Oct 27, Nov 3, 10 and 17, 2023)

THE CHRISTMAS STUDIO

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295538

The following person (persons) is (are)

doing business as:

1.) The Christmas Studio, located at 100

Baltic Circle Unit 130, Redwood City, CA

94065.

Registered owner(s):

DEBORAH ANNE HOOVER

100 Baltic Circle Unit 130

Redwood City, CA 94065

This business is conducted by: an

Individual.

Registrant has not yet commenced to

transact business under the fictitious

business name(s) listed above.

This statement was filed with the County

Clerk-Recorder of San Mateo County on

October 05 2023.

(ALM Oct 20, 27, Nov 3 and 10, 2023)

WELCOME MOVERS

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295368

The following person (persons) is (are)

doing business as:

1.) WELCOME MOVERS, located at 445

Madison Ave. Redwood City, CA 94061, San

Mateo County.

Registered owner(s):

SANTOS MARTINEZ

445 Madison Ave.

Redwood City, CA 94061

JESUS GONZALEZ

445 Madison Ave.

Redwood City, CA 94061

This business is conducted by: a General

Partnership.

Registrant began transacting business

under the fictitious business name(s) listed

above on 09/15/2023.

This statement was filed with the County

Clerk-Recorder of San Mateo County on

September 15 2023.

(ALM Oct 6, 13, 20 and 27, 2023)

THE TESS FOUNDATION

TESS RESEARCH FOUNDATION

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295438

The following person (persons) is (are)

doing business as:

1.) The TESS Foundation, 2.) TESS Research

Foundation, located at 430 Claremont Way,

Menlo Park, CA 94025, San Mateo County.

Mailing Address: 655 Oak Grove Ave #53,

Menlo Park, CA 94026.

Registered owner(s):

TREATMENTS FOR EPILEPSY AND

SYMPTOMS OF SLC13A5 FOUNDATION

430 Claremont Way,

Menlo Park, CA 94025

CA

This business is conducted by: a

Corporation.

Registrant commenced to transact business

under the fictitious business name(s) listed

above on 02/03/2015

This statement was filed with the County

Clerk-Recorder of San Mateo County on

September 25 2023.

(ALM Oct 6, 13, 20 and 27, 2023)

BAG TO BASICS

FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-295413

The following person (persons) is (are)

doing business as:

1.) Bag to Basics, located at 46 Greenoaks

Drive, Atherton, CA 94027.

Registered owner(s):

SAMIRA NAWAS

46 Greenoaks Drive, Atherton, CA 94027

This business is conducted by: an

Individual.

Registrant commenced to transact business

under the fictitious business name(s) listed

above on 10/27/2006

This statement was filed with the County

Clerk-Recorder of San Mateo County on

September 22 2023.

(ALM Oct 6, 13, 20 and 27, 2023)

NOTICE OF TRUSTEE'S SALE Trustee Sale No.

23-00202-2FNT Loan No: El Mirador Ranch,

LLC APN: El Mirador Ranch LLC's interest in

those certain APN #:s: 076-330-071,

076-330-073, 076-330-074 and 076-330-075

identified as 076-330-074 and 076-330-075

YOU ARE IN DEFAULT UNDER A DEED OF

TRUST, SECURITY AGREEMENT AND

FIXTURE FILING DATED JUNE 26, 2013.

UNLESS YOU TAKE ACTION TO PROTECT

YOUR PROPERTY, IT MAY BE SOLD AT A

PUBLIC SALE. IF YOU NEED AN

EXPLANATION OF THE NATURE OF THE

PROCEEDINGS AGAINST YOU, YOU SHOULD

CONTACT A LAWYER. On November 22,

2023, at 01:00 PM, at the Marshall Street

entrance to the Hall of Justice and Records,

400 County Center, Redwood City, CA

94061, CHICAGO TITLE COMPANY, as the

duly appointed Trustee (the "Trustee"),

under and pursuant to the power of sale

contained in that certain Deed of Trust,

Security Agreement and Fixture Filing

recorded on June 26, 2013, as Instrument

No. 2013-095785 of official records in the

office of the Recorder of San Mateo County,

CA, executed by: El Mirador Ranch, LLC a

California limited liability company, as

Trustor (the "Trustor"), in favor of Peninsula

Open Space Trust, a California non-profit

public benefit corporation, as Beneficiary,

and any modifications thereto are

Public Notices

Continued from previous page

FROM A TANGENT WHICH BEARS SOUTH 46° 19' 01" EAST ALONG A CURVE TO THE LEFT WITH A RADIUS OF 530 FEET, THROUGH A CENTRAL ANGLE OF 28° 36' 59" AN ARC DISTANCE OF 264.71 FEET; THENCE SOUTH 74° 56' EAST 401.23 FEET TO A POINT WHICH IS DISTANT SOUTH 15° 04' WEST 30 FEET FROM THE COUNTY ENGINEER'S STATION "L" 143+39.09 BG ON THE CENTERLINE OF SAID PORTOLA ROAD AS REALIGNED IN 1946-1950; THENCE LEAVING THE SOUTHERLY LINE OF SAID PORTOLA ROAD SOUTH 13° 24' 45" WEST 349.54 FEET TO AN IRON PIPE; THENCE SOUTH 55° 05' 15" WEST 852.43 FEET TO AN IRON PIPE WHICH MARKS THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 32° 18' 15" WEST 138.38 FEET TO AN IRON PIPE; THENCE NORTH 49° 51' 45" WEST 259.25 FEET TO AN IRON PIPE; THENCE SOUTH 71° 42' 15" WEST 339.80 FEET TO AN IRON PIPE; THENCE SOUTH 39° 21' 30" WEST 144.97 FEET TO AN IRON PIPE; THENCE SOUTH 17° 02' 15" EAST 86.34 FEET TO AN IRON PIPE; THENCE SOUTH 52° 12' 30" EAST 145.07 FEET TO AN IRON PIPE; THENCE SOUTH 89° 36' 15" EAST 231.04 FEET TO AN IRON PIPE; THENCE SOUTH 89° 36' 45" EAST 161.05 FEET TO AN IRON PIPE; THENCE SOUTH 89° 37' 15" EAST 59.48 FEET TO AN IRON PIPE; THENCE SOUTH 89° 39' 15" EAST 83.47 FEET TO AN IRON PIPE; THENCE NORTH 6° 06' 30" EAST 110.33 FEET TO THE TRUE POINT OF BEGINNING, AND BEING A PORTION OF THAT CERTAIN 363 ACRE PARCEL OF LAND CONVEYED BY MARTHA E. HALLIDIE, A WIDOW, TO STANLEY W. MORSHEAD DATED OCTOBER 25, 1911 AND RECORDED OCTOBER 27, 1911 IN VOLUME 200 OF DEEDS AT PAGE 298 OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA. TOGETHER WITH ALL NECESSARY RIGHTS AND EASEMENTS FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES INCLUDING WATER, POWER, LIGHT, GAS AND TELEPHONE AND ALSO THE RIGHT TO USE TO THE EXTENT NECESSARY, THE EXISTING PRIVATE SEWAGE DISPOSAL SYSTEMS. (B) BEING A PORTION OF THE RANCHO EL CORTE DE MADERA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: SAID STATE HIGHWAY TO BE 100 FEET WIDE AND 50 FEET ON EACH SIDE OF A CENTERLINE COMMENCING AT A POINT KNOWN AS STATION "A" 78+ 13.45 P. O. T., "Q" 78+ 13.45 B. C. OF THE CALIFORNIA HIGHWAY COMMISSION SURVEY; THENCE ALONG THE CENTERLINE OF SAID SURVEY, FOLLOWING THE CURVATURE THEREOF IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE NORTHEASTERLY LINE OF THE PRESENT COUNTY ROAD, KNOWN AS STATION "Q" 95+70.0 P. O. C. OF SAID SURVEY, AND DISTANT ALONG SAID LINE 70.0 FEET, MORE OR LESS, IN A NORTHWESTERLY DIRECTION FROM A FENCE CORNER THEREIN, COMMON TO THE LANDS OF THE GRANTOR AND E. D. CONALLY; CONTAINING AFTER DEDUCTING THOSE PORTIONS BELONGING TO THE LANDS OF EDWIN B. DIMOND AND AJ. SANTOS, AND THAT PORTION USED AND ACKNOWLEDGED AS A COUNTY ROAD. (C) BEING A PORTION OF THE RANCHO EL CORTE DE MADERA; SAID PORTION BEING A STRIP OF LAND 100 FEET, 50 FEET ON EACH SIDE OF THE CENTERLINE OF THE SURVEY FOR THE LOCATION OF THE STATE HIGHWAY BETWEEN LA HONDA ROAD AND ALPINE ROAD KNOWN AS ROAD IV, SAN MATEO COUNTY, ROUTE 55, SECTION D; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT STATION "P" 80+50.00 P. O. C. OF SAID SURVEY, DISTANT NORTH 0° 04' 28" WEST -362.67 FEET FROM A 3" X 4" HUB MARKING THE INTERSECTION OF THE PROPERTY LINE COMMON TO THE LANDS OF J. P. MITCHELL AND WELLS FARGO BANK AND UNION TRUST COMPANY, A CORPORATION, WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID RANCHO EL CORTE DE MADERA; THENCE FROM SAID POINT OF COMMENCEMENT ALONG A CURVE TO THE RIGHT FROM A TANGENT BEARING SOUTH 48° 50' 39" EAST, WITH A RADIUS OF 450 FEET, THROUGH AN ANGLE

OF 9° 10' 39", FOR A DISTANCE OF 72.08 FEET TO STATION "P" 81+22.08 E. C.; THENCE SOUTH 39° 40' EAST -1755.09 FEET TO STATION "P" 98+77.17 B. C.; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST MENTIONED COURSE, WITH A RADIUS OF 500 FEET, THROUGH AN ANGLE OF 19° 30' 38", FOR A DISTANCE OF 170.26 FEET TO STATION "P" 100+47.43 P. O. C. OF SAID SURVEY, DISTANT SOUTH 21° 59' WEST -46.06 FEET FROM THE MOST SOUTHERLY CORNER COMMON TO THE LANDS OF THE GRANTOR AND C. S. CRARY, AND BEING ALSO DISTANT SOUTH 46° 35' 26" EAST -1726.98 FEET FROM SAID 3" X 4" REDWOOD HUB HEREIN-ABOVE REFERRED TO; CONTAINING, EXCLUSIVE OF THAT PART NOW USED AND ACKNOWLEDGED AS A PUBLIC ROAD AND THOSE PARTS ON THE SOUTHERLY SIDE OF SAID STRIP OWNED BY SAID J. P. MITCHELL AND SAID WELLS FARGO BANK AND UNION TRUST COMPANY. (D) BEING A PORTION OF THE RANCHO EL CORTE DE MADERA, SAID PORTION BEING A STRIP OF LAND 30 FEET WIDE, 15 FEET ON EACH SIDE OF A LINE DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT, DISTANT SOUTH 31° 18' WEST -52.89 FEET FROM STATION "P" 95+05.00 P. O. T. ON THE CENTERLINE OF THE SURVEY FOR THE LOCATION OF THE STATE HIGHWAY BETWEEN LA HONDA ROAD AND ALPINE ROAD KNOWN AS ROAD IV, SAN MATEO COUNTY, ROUTE 55, SECTION D; THENCE SOUTH 31° 18' WEST -97.11 FEET TO A POINT DISTANT SOUTH 50° 20' WEST -141.80 FEET FROM STATION "P" 95+53.92 P. O. T. OF SAID SURVEY; AND DISTANT SOUTH 44° 06' 32" EAST -1227.83 FEET FROM A 3" X 4" REDWOOD HUB AT THE POINT OF INTERSECTION OF THE PROPERTY LINE COMMON TO THE LANDS OF J. P. MITCHELL AND THE WELLS FARGO BANK AND UNION TRUST COMPANY, A CORPORATION, WITH THE SOUTHWESTERLY LINE OF SAID RANCHO, SAID HUB BEING REFERRED TO IN THAT CERTAIN DEED A. J. SANTOS TO WELLS FARGO BANK AND UNION TRUST COMPANY, A CORPORATION, DATED JULY 17, 1929 AND RECORDED JULY 20, 1929 IN VOLUME 419 OF OFFICIAL RECORDS, AT PAGE 449, SAN MATEO COUNTY RECORDS, CONTAINING EXCLUSIVE OF THAT PART NOW USED AND ACKNOWLEDGED AS A PUBLIC ROAD. (E) ALL THAT CERTAIN PARCEL OF LAND CONVEYED BY GENEVIEVE S. MORSHEAD, JEFFERY S. MORSHEAD, MERRILL C. MORSHEAD, JR., AND PHOEBE W. MORSHEAD TO PHOEBE W. MORSHEAD RECORDED IN VOLUME 5271, PAGE 561, OFFICIAL RECORDS OF SAN MATEO COUNTY, ON FEBRUARY 17, 1967, WHICH PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF PORTOLA ROAD AS SAID LAND WAS ESTABLISHED BY DEED FROM STANLEY W. MORSHEAD AND PHOEBE W. MORSHEAD, HIS WIFE, TO THE COUNTY OF SAN MATEO, A POLITICAL SUBDIVISION, OF THE STATE OF CALIFORNIA, DATED AUGUST 23, 1950 AND RECORDED ON SEPTEMBER 18, 1950, IN VOLUME 1939 OF OFFICIAL RECORDS AT PAGE 514 IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO KATHLEEN KELLY AND ANN KELLY, RECORDED FEBRUARY 28, 1944 IN VOLUME 1105 OF OFFICIAL RECORDS AT PAGE 156, IN THE OFFICE OF THE SAID RECORDER; AND RUNNING THENCE FROM SAID POINT OF BEGINNING EASTERLY ALONG SAID SOUTHERLY LINE OF PORTOLA ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 530 FEET, THROUGH A CENTRAL ANGLE OF 28° 36' 59" AN ARC DISTANCE OF 264.71 FEET; THENCE TANGENT TO SAID CURVE SOUTH 74° 56' EAST 168.43 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF PORTOLA ROAD AND PROCEEDING IN A GENERAL SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF A 12 FOOT PRIVATE ROAD THE FOLLOWING COURSES AND DISTANCES; SOUTH 15° 25' 49" WEST 54.94 FEET; SOUTH 1° 03' 49" WEST 62.79 FEET; SOUTH 19° 41' 41" EAST 64.77 FEET; SOUTH 27° 31' 48" EAST 109.92 FEET; SOUTH 18° 22' 11" EAST 125.23 FEET; SOUTH 29° 17' 41" EAST 427.31 FEET; SOUTH 14° 33' 51" EAST 92.20 FEET; SOUTH 9° 33' 39" WEST 97.59 FEET; SOUTH 15° 38' 20" WEST 307.41 FEET; SOUTH 2° 33' 40" EAST 100.57 FEET; SOUTH 6° 52' 25" WEST 75.06 FEET; SOUTH 39° 39' 17" WEST 74.59 FEET; SOUTH 71° 24' 32" WEST 69.77 FEET; NORTH 71° 07' 21" WEST 75.55 FEET; NORTH 49° 16' 36" WEST 160.33 FEET; NORTH 34°

45' 55" WEST 113.32 FEET; NORTH 58° 45' 55" WEST 214.30 FEET; NORTH 76° 22' 33" WEST 245.34 FEET; NORTH 56° 30' 18" WEST 68.87 FEET; NORTH 7° 03' 48" WEST 67.08 FEET; NORTH 13° 43' 44" EAST 47.12 FEET; NORTH 9° 25' 03" EAST 110.33 FEET; NORTH 28° 59' 42" WEST 138.38 FEET; NORTH 46° 33' 12" WEST 259.25 FEET; SOUTH 75° 00' 48" WEST 339.80 FEET; SOUTH 42° 40' 03" WEST 144.97 FEET; SOUTH 13° 43' 42" EAST 86.34 FEET; SOUTH 48° 53' 47" EAST 145.07 FEET; SOUTH 4° 09' 19" WEST 203.69 FEET; SOUTH 2° 20' 46" EAST 79.32 FEET; SOUTH 16° 06' 31" EAST 82.83 FEET; SOUTH 29° 35' 16" EAST 77.69 FEET; SOUTH 25° 04' 46" EAST 52.05 FEET; SOUTH 7° 06' 56" EAST 53.91 FEET; SOUTH 22° 30' 04" WEST 91.88 FEET; SOUTH 27° 01' 04" WEST 57.41 FEET; SOUTH 36° 10' 34" WEST 58.86 FEET; SOUTH 54° 39' 14" WEST 40.29 FEET; SOUTH 69° 46' 44" WEST 76.08 FEET; SOUTH 55° 35' 59" WEST 58.03 FEET; SOUTH 0° 43' 11" EAST 50.32 FEET SOUTH 40° 26' 41" EAST 120.29 FEET; SOUTH 30° 42' 56" EAST 86.53 FEET; SOUTH 11° 14' 06" EAST 104.39 FEET; SOUTH 1° 00' 26" EAST 104.43 FEET; SOUTH 1° 07' 41" WEST 119.70 FEET; SOUTH 25° 14' 11" WEST 74.96 FEET; SOUTH 67° 20' 51" WEST 64.98 FEET; NORTH 89° 50' 59" WEST 60.33 FEET; NORTH 74° 52' 18" WEST 3.70 FEET; THENCE LEAVING THE CENTERLINE OF SAID PRIVATE ROAD SOUTH 3° 38' 56" WEST 6.12 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; AND RUNNING THENCE FROM SAID TRUE POINT OF BEGINNING, NORTHEASTERLY ALONG THE SOUTHERLY SIDE OF THE ABOVE MENTIONED 12 FOOT PRIVATE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 74° 52' 18" WEST 78.86 FEET; NORTH 79° 54' 48" WEST 248.75 FEET; NORTH 66° 52' 53" WEST 74.40 FEET, AND NORTH 65° 03' 43" WEST 58.76 FEET; THENCE CROSSING AND LEAVING SAID PRIVATE ROAD NORTH 62° 18' 16" WEST 58.02 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 48° 32' 23" WEST 169.66 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 29° 19' 16" WEST 51.93 FEET TO A 3/4" IRON PIPE; THENCE CONTINUING SOUTH 29° 19' 16" WEST 202.79 FEET TO A 3/4" IRON PIPE; LAST SAID IRON PIPE BEING HEREINAFTER REFERRED TO AS A POINT "A"; THENCE SOUTH 69° 15' 45" EAST 246.44 FEET TO A 3/4" IRON PIPE HEREAFTER REFERRED TO AS POINT "B"; THENCE NORTH 72° 09' 13" EAST 72.13 FEET TO A 2" X 2" REDWOOD STAKE; THENCE SOUTH 72° 38' 25" EAST 274.86 FEET TO A 2" X 2" REDWOOD STAKE; THENCE SOUTH 74° 01' 27" EAST 145.47 FEET TO A 3/4" IRON PIPE; THENCE NORTH 30° 20' 54" EAST 82.71 FEET TO A 3/4" IRON PIPE; THENCE NORTH 10° 19' 41" WEST 68.52 FEET TO A 2" X 2" REDWOOD STAKE; THENCE NORTH 3° 38' 56" EAST 230.36 FEET TO A 2" X 2" REDWOOD STAKE; AND THENCE CONTINUING NORTH 3° 38' 56" EAST 7.86 FEET TO THE TRUE POINT OF BEGINNING. PARCEL II: A NON-EXCLUSIVE EASEMENT APPURTENANT TO THE PARCEL HEREIN DESCRIBED FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES OVER A STRIP OF LAND 60 FEET IN WIDTH OVER THE SOUTHERLY PORTION OF THAT PARCEL OF LAND CONVEYED BY STANLEY W. MORSHEAD, ET UX, TO THE PORTOLA VALLEY SCHOOL DISTRICT BY DEED DATED AUGUST 2, 1956 AND RECORDED IN BOOK 3080, PAGE 721, OFFICIAL RECORDS OF SAN MATEO COUNTY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the Property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the Property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the Property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this Property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the Property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law

requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may call 1.866.684.2727 or visit this Internet Website www.servicelinkasap.com, using the file number assigned to this case 23-00202-2FNT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Beneficiary has elected and hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the nonjudicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of Beneficiary, which property is more particularly described in Exhibit "B" hereto. Exhibit "B" All of Trustor's 50% undivided interest in and to any and all of the following and any and all additional rights or interests which Trustor acquires in any of: 1. that certain real property located in the County of San Mateo and State of California which is more particularly described in Exhibit "A" attached hereto and made a part hereof or any portion of the real property; all easements, rights-of-way, gaps, strips and gores of land; streets and alleys; sewers and water rights; privileges, licenses, tenements, and appurtenances appertaining to the real property, and the reversion(s), remainder(s), and claims of Trustor with respect to these items, and the benefits of any existing or future conditions, covenants and restrictions affecting the real property (all of the items set forth in this paragraph are referred to collectively as the "Land"); 2. all things now or hereafter affixed to or placed on the Land, including all buildings, structures and improvements, all fixtures and all machinery, building service equipment (including, without limitation, all equipment for the generation or distribution of air, water, heat, electricity, light, fuel or for ventilating or air conditioning purposes or for sanitary or drainage purposes or for the removal of dust, refuse or garbage), partitions, appliances, furniture, furnishings, building materials, supplies, and other property now or in the future attached, or installed in the improvements and all replacements, repairs, additions, or substitutions to these items (all of the items set forth in this paragraph are referred to collectively as the "Improvements"); 3. all present and future income, rents, revenue, profits, proceeds, accounts receivables, insurance proceeds and other benefits from the Land and/or Improvements and all deposits made with respect to the Land and/or Improvements (all of the items set forth in this paragraph are referred to collectively as the "Rents and Profits"); 4. all damages, payments and revenue of every kind that Trustor may be entitled to receive, from any person owning or acquiring a right to the oil, gas or mineral rights and reservations of the Land; 5. all proceeds and claims arising on account of any damage to, or Condemnation (as defined in the Deed of Trust) of all or any portion of the Land and/or Improvements, and all causes of action and recoveries for any diminution in the value of the Land and/or Improvements; 6. all licenses, contracts, permits, or certificates relating to the ownership, lease, use, operation or maintenance of all or any portion of the Land and/or Improvements and all names by which the Land and/or Improvements may be operated or known; 7. any portion of the Real Property which may be personal property, and all other personal property, whether now existing or acquired in the future which is attached to, appurtenant to, or used in the construction or operation of, or in connection with, the Real Property; 8. all rights to the use of water, including water rights appurtenant to the Real Property, pumping plants, ditches for irrigation, all water stock or other evidence of ownership of any part of the Real Property that is owned by Trustor in common with others and all documents of membership in any owner's association

or similar group; 9. all equipment, machinery, and fixtures, and all substituti ons, replacements of, and additions to, any of these items used in connection with the Property; 10. all sales agreements, deposits, and agreements entered into with respect to the sale of any part of the Real Property, and all proceeds of the sale; and 11. all proceeds from the voluntary or involuntary disposition or claim respecting any of the foregoing items (including judgments, condemnation awards or otherwise). All of the Real Property and the Personal Property are collectively referred to as the "Property" CAPITALIZED TERMS NOT DEFINED HEREIN SHALL HAVE THE SAME MEANING AS THOSE IN THE DEED OF TRUST AND ANY/OR OTHER LOAN DOCUMENTS. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is", "where is". The real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 865-885 Portola Road, Portola Valley, CA which may also be known as 875 and 877 Portola Road, Portola Valley, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$59,864,051.85 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: October 19, 2023 CHICAGO TITLE COMPANY, TRUSTEE 23-00202-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762 916-636-0114 Jenny Taylor, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 23-00202-2FNT A-4799875 10/27/2023, 11/03/2023, 11/10/2023 (ALM Oct 27, Nov 3 and 10, 2023)

The Almanac is adjudicated to publish in San Mateo County.

- Fictitious Business Name
- Abandonment of Fictitious Business Name
- Name Change
- Partnership Withdrawal or Dissolution
- Petition to Administer Estate - Probate Hearing
- Notice of Bulk Sale
- Legal Summons
- Trustee Sale

The deadline is Sunday at 11:59 pm. Visit AlmanacNews.com/legal_notices/ For assistance email LegalNotices@AlmanacNews.com.

HALLOWEEN*continued from page 1*

and Emerson Street, Palo Alto. cityofpaloalto.org.

Domini Hoskins Black History Museum

Games and raffles, NFL alumni players, food and more are planned for this party supporting the Domini Hoskins Black History Museum and its annual toy drive. Bring a donation of a new, unwrapped toy or children's book.

Oct. 27, 6-10 p.m., 890 Jefferson Ave., Redwood City. facebook.com.

2023 Halloween Concert at Stanford

The Stanford Wind Symphony and Stanford Jazz Orchestra present their annual Halloween concert, which includes selections from "Wicked" and a costume contest (winner gets to conduct the final piece!).

Oct. 27, 7:30 p.m., Dinkelspiel Auditorium, 471 Lagunita Drive, Stanford. events.stanford.edu.

Riot Halloween

Pure Nightclub hosts its annual Halloween dance party event, featuring multiple DJs.

Oct. 27, 9:30 p.m.-2 a.m., Pure Nightclub, 146 S. Murphy Ave., Sunnyvale. eventbrite.com.

'Rocky Horror Picture Show'

Harmony Werks presents screenings of the cult favorite, featuring a live cast accompanying the movie.

Oct. 27-28, 8 p.m. at The Pear Theatre, 1110 La Avenida St., Suite A, Mountain View. Tickets are \$15. thepear.org.

The Stanford Theatre

The vintage movie palace offers old-school chills with the creepy double features "Abbott and Costello Meet Frankenstein" (1948) and "The Mummy's Hand" (1941) showing Oct. 26-27 and "The Black Cat" (1934) and "The Mummy" (1931) showing Oct. 28-29, part of the "Universal Pictures: Horror and more" program running through Nov. 26.

Showtimes vary. The Stanford Theatre, 221 University Ave., Palo Alto. Tickets are \$5-\$7. stanfordtheatre.org.

Halloween Tour of Union Cemetery

Learn some gruesome and grisly local stories from the past on a spooky tour of the historic Union Cemetery.

Oct. 28, 10 a.m., 316 Woodside Road, Redwood City. facebook.com.

Halloween Hoopla Parade

Participants can parade through downtown Menlo Park, trick-or-treat from local merchants, then engage in Halloween activities at Fremont Park.

Oct. 28, 11 a.m., Santa Cruz Avenue at University Drive; Fremont Park, Menlo Park. menlopark.gov.

Tricks and Treats at Great America

California's Great America hosts "spooky, gross and weird" fun in the Land of Tricks and charming autumn nostalgia in the Land of Treats. Admission includes both Halloween-themed areas.

Through Oct. 28, California's Great America, 4701 Great America Parkway, Santa Clara. cagreatamerica.com.

Monster Bash - Mountain View

Mountain View's Rengstorff Park hosts a fall festival of fun and games, including an "ooey goeey zone."

Oct. 28, 10 a.m.-2 p.m., Rengstorff Park, Mountain View. mountainview.gov.

Trick or Treat & Pet Costume Contest

Furry friends are invited to enter the Hallo-Ween Pet Costume Contest, sponsored by Los Altos Veterinary Clinic and Rancho Merchants Association. Prizes and treats for both human and non-human celebrants will be given.

Oct. 28, 10:30 a.m.-12:30 p.m., Rancho Shopping Center, Foothill Expressway and Springer Road, Los Altos. business.losaltoschamber.org.

Halloween Spooktacular Foster City

Foster City's Halloween event will include a magic show, costume contest and trick-or-treat activities.

Oct. 28, starting at 11 a.m., Leo Ryan Park, Foster City. fostercity.org.



Courtesy Webb Ranch

Hay rides are among the activities visitors can enjoy at Webb Ranch's pumpkin patch.

Boo's on B Street

Carnival games, face painting, pumpkin contests and trick or treating, among other activities, are on the schedule for downtown San Mateo's Halloween event.

Oct. 28, 2-5 p.m., B Street, San Mateo. dsma.org.

BraveMaker costume party and fundraiser

Local arts nonprofit BraveMaker hosts its third-annual costume party and fundraiser, featuring a costume contest, film screenings and a DJ.

Oct. 28, 7-11 p.m., Courtyard Marriott Hotel, 600 Bair Island Road, Redwood City. bravemaker.com.

Hip-Hop Halloween

Peninsula Lively Arts (formerly Peninsula Ballet Theatre) presents "Hip-Hop Halloween," a family-friendly dance performance with a carnival fun zone before and after each performance.

Oct. 28-29, 12:30, 2:30, & 4:30 p.m. performances, PLA's Studio One Theatre, 1880 South Grant St., San Mateo. peninsulaballet.showare.com.

Ghosted By The Bay

The Hilton Garden Inn hosts a costume and dance party for those 21+ (suggested age 35+).

Oct. 28, 6 p.m.-midnight, Hilton Garden Inn, 767 N. Mathilda Ave., Sunnyvale. eventbrite.com.

Electric Vehicle Frunk or Treat

Acterra hosts a trunk-or-treat event for families in which guests can visit the "frunk," AKA front trunk, of nine popular EVs, ask questions about each model and take part in a scaEVenger hunt for candy. Halloween attire encouraged.

Oct. 29, 9:30 a.m.-noon, California Avenue Farmers Market, 321 California Ave., Palo Alto. eventbrite.com.



Courtesy Cory Weaver

A troupe of clowns are among the spooky creatures taking to the stage in Peninsula Lively Arts' "Hip-Hop Halloween" shows Oct. 28-29.

Sunnyvale Pet Parade and Faire

Duo Duo Project hosts the Sunnyvale Pet Parade and Faire in honor of the past and present K9 officers of Sunnyvale, including a parade, costume contest and talent contest, plus VIP guests.

Oct. 29, 9 a.m.-1 p.m., Murphy Avenue, Sunnyvale. sunnyvalepetparade.com.

Halloween terrarium class

Luludi Living Art Studio hosts a class on building a Halloween terrarium, complete with glass vessel, succulents, pebbles and Halloween accessories.

Oct. 29, 11:30 a.m., Luludi Living Art Studio, 340 N. Ellsworth Ave., San Mateo. eventbrite.com.

Library Halloween Party for Kids

A superhero will be the special guest at this event, which also includes a book giveaway and games.

Oct. 29, noon-2 p.m., Downtown Library, 1044 Middlefield Road, Redwood City. redwoodcity.org.

Redwood Symphony's Halloween Family Concert 2023

Redwood Symphony's annual Halloween Family Concert this

year includes selections from "Star Wars," "Superman" and more. Costumes are encouraged, and kids can get a chance to conduct.

Oct. 29, 3 p.m., Canada College Main Theater, 4200 Farm Hill Road, Redwood City. redwoodsymphony.org.

Halloween party with The Lance Richards Band

Pioneer Saloon hosts a performance by the Lance Richards Band, including a costume contest.

Oct. 29, 3-7 p.m., Pioneer Saloon, 2925 Woodside Road, Woodside. pioneersaloonmusic.com/events.

Downtown Halloween Costume Pub Crawl

The 14th annual Downtown Burlingame Halloween Costume Pub Crawl features a costume contest, festive drinks, and dancing, at a variety of downtown Burlingame establishments.

Oct. 29, 4 p.m.-2 a.m., downtown Burlingame. facebook.com.

Hiller Aviation Museum's Haunted Hangar

Hiller Aviation Museum's general admission includes access to its decorated haunted hangar display. Other special activities



Natalia Nazarova

Dressed like a unicorn, Londym Cantren waits for the Halloween Hoopla Parade to begin in Menlo Park on Oct. 29, 2022.

include a scavenger hunt and helicopter pumpkin drops.

Daily through Oct. 31, 10 a.m.-5 p.m. (helicopter pumpkin drop Oct. 28 and 29 10 a.m. to noon), Hiller Aviation Museum, 601 Skyway Road, San Carlos. hiller.org.

Webb Ranch pumpkin patch

A corn maze and an obstacle course are among the many attractions at Webb Ranch's pumpkin patch this year.

Through Oct. 31, 2718 Alpine Road, Portola Valley. webbranchinc.com.

A BOO-tiful Downtown Halloween

Kids can trick or treat in downtown Los Altos. Look for the orange pumpkin signs.

Oct. 31, noon-4 p.m., State and Main streets, Los Altos. downtownlosaltos.org.



Natalia Nazarova

Thrill the World performers dressed as zombies at the Monster Bash at Rengstorff Park in Mountain View on Oct. 29, 2022.

Trick or Treat at Town Hall

Los Altos Hills Town Hall is open for trick-or-treaters, and local officials may be encountered.

Oct. 31, 3-5 p.m., Los Altos Hill Town Hall, 26379 Fremont Road, Los Altos Hills. losaltoshills.ca.gov.

Halloween cartoon matinee

Kids can check out some not-so-spooky Halloween cartoons at this drop-in event.

Oct. 31, 3-4:30 p.m., San Carlos Library, 610 Elm St., San Carlos. smcl.bibliocommons.com.

3D Printed Skull decorating

Kids and teens can decorate a 3D-printed skull.

Oct. 31, 3:30-4:30 p.m., Portola Valley Library, 765 Portola Road, Portola Valley. smcl.bibliocommons.com. ■

Worth a Look



Courtesy Marcus Lyon

Ravenswood Family Health Center CEO Luisa Buada is among the 101 noteworthy local leaders, artists and community organizers whose images and stories artist Marcus Lyon captured for the Silicon Valley edition of his Human Atlas project. He will be at Books Inc. Palo Alto on Oct. 29 to discuss the project.

Human Atlas

British artist Marcus Lyon's multimedia, multicultural Human Atlas projects celebrate visionaries, community leaders and, as he put it in a recent interview, "ordinary human beings who are not ordinary at all." Lyon will pay a visit to Books Inc. in Palo Alto on Oct. 29 as part of the launch for the latest Human Atlas, "De.Coded - A Human Atlas of Silicon Valley." The book honors 101 noteworthy local luminaries. Their stories are published in an interactive app and book format, as well as online. The reader can scan the portraits with their phone, activating brief oral-history soundscapes of the subjects speaking about their lives, their backgrounds, and their passions. Ancestral DNA analysis from each subject also shows the diverse backgrounds of participants, artistically displayed and incorporating the colors from each portrait. (Read an interview with Marcus Lyon at almanacnews.com/arts.)

Oct. 29, 11 a.m. at Books Inc. Palo Alto, 855 El Camino #74, Palo Alto. booksinc.net and ahumanatlas.com.

Bobby Weir & Wolf Bros

Grammy lifetime achievement award winner Bobby Weir — a founding member of the iconic rock groups Grateful Dead and Dead & Company — comes to Stanford Frost's Amphitheater with his band Wolf Bros to play tunes from throughout his long career. At this concert, Weir and Wolf Bros will feature The Wolfpack, an orchestral expansion of the band, and be joined by the Stanford Symphony Orchestra.

Oct. 29, 6:30 p.m., Frost Amphitheater, 351 Lasuen St., Stanford. Tickets start at \$59.95. live.stanford.edu.

Diversity Index

The Art Kiosk in downtown Redwood City's Courthouse Square takes on a colorful stained-glass sheen this month with the installation of "Diversity Index" by mixed media artist Pilar Agüero-Esparza, on view through Nov. 12. Agüero-Esparza was inspired by data from the 2020 U.S. Census measuring ethnic and racial diversity. She was struck by the high diversity index of the Bay Area, and in particular the four neighboring counties of Alameda, San Francisco, San Mateo and Santa Clara. Her installation celebrates these counties' multiculturalism and, on a personal level, honors immigrant families like her own,

according to a press release announcing the project. The exhibition uses eye-catching abstract designs and colors to represent this diversity data visually. It also includes a display of foot forms inherited from Agüero-Esparza's family's shoemaking business, which the artist says symbolize movement and migration.

Through Nov. 12, The Art Kiosk, 2208 Broadway St., Redwood City. redwoodcity.org.

Palo Alto Chamber Orchestra

Palo Alto Chamber Orchestra (PACO), the long-running regional youth string orchestra, is holding a fundraising concert to help ship donated musical instruments to a music school in Ghana, where a PACO alum is working with students. According to the organization's website, the project is a collaboration with SOS Children's Village in Tema. PACO hopes to expand its support by offering regular donations of instruments and accessories and also offering virtual music lessons by PACO students. The concert will include performances of Jessie Montgomery's "Voodoo Dolls" and works from Schubert and Brahms.

Oct. 29, 3 p.m., Palo Alto Art Center, 1313 Newell Road, Palo Alto. Suggested donation is \$50 per adult. pacomusic.org.

Food & Drink

Happy hour happenings

From pilsner and pretzels to oysters and cocktails, mix up your next night out at these seven Peninsula spots

Story and photos by
Devin Roberts

A global pandemic, remote work and ongoing instability in the restaurant industry have contributed to a shift in the typical bar and restaurant business. But as we return to a sense of normalcy there has been a revival of one of my favorite phrases in the English language: Happy hour!

Happy hour provides the perfect opportunity to hang out with friends and co-workers over discounted food and drink. It's the time of day when work duties are done and evening obligations haven't yet begun.

There is no shortage of happy hour offerings on the Peninsula, but finding them without stumbling upon a sidewalk sign can be surprisingly difficult. Therefore, I scoured the Peninsula to find a diverse selection of some of the best happy hour deals in the area. Below are seven sensational happy hour options in the 650. All of these places offer not only enticing discounts on libations, but also tasty deals on food items. Each location includes a recommended pairing.

Ludwig's Biergarten, Mountain View

Happy hour: Tuesday-Friday from 2:30-5 p.m.

Deal: \$3 off all beer and \$3-\$20 appetizers

Ludwig's Biergarten has been serving beer on Castro Street in

downtown Mountain View since 2019. There is a small interior and a large outdoor biergarten full of long communal tables in the European tradition. Happy hour is typically a bustling time at Ludwig's, according to bartender Joshua Anthony Perez, adding that the clientele is an eclectic mix of "tech workers, local regulars and industry people from other bars and restaurants."

Ludwig's has an assortment of interesting cocktails and wine in addition to a large selection of imported and local craft beers. Beers are available in different sizes and include German staples like Fruh Kolsch alongside beers from local breweries like Barebottle and Native Fermentations. The food offerings include German-inspired fare such as Spätzle Käse Krokettchen, Käiserkrainer Bites and Jäger Fries. I recommend keeping it classic with a half-liter of Veltins Pilsener and the Ofenfrische Brezen (imported pretzel).

Ludwig's Biergarten,
383 Castro St., Mountain View;
650-230-4575. *Instagram:*
@ludwigsmv. ludwigsmv.com.

LV Mar Tapas & Cocktails, Redwood City

Happy hour: Every day from 3-5 p.m.

Deal: \$10 classic cocktails, \$40 carafes of cocktails, \$5 bottled beer, \$30 buckets of beer, \$5-\$28 appetizers and \$2 oysters

LV Mar is a modern and comfortably upscale Latin restaurant



The food and drink options at San Mateo's Avenida are robust with Filipino flavors, including appetizers like Lumpiang Shanghai and a Pinoy Punch cocktail.

located in downtown Redwood City. Instead of focusing solely on one country's cuisine, the eatery encompasses a large swath of Latin flavors to create some truly unique bites. Dishes come together as an infusion of flavors from Mexico, Spain and Central America. LV Mar focuses on happy hour to entice new patrons to try out these delectable offerings.

Classic cocktails such as the mojito, paloma and sangria are elevated with quality ingredients and housemade juices. The botanitas (small bites) include Latin-inspired dishes such as ceviche, torta Cubana and various tacos. I recommend the expertly balanced classic margarita paired with the papas birrias, which is a decadent mix of seasoned fries, braised beef, melted cheese and salsa roja.

LV Mar Tapas & Cocktails,
2042 Broadway, Redwood City;
650-241-3111, *Instagram:*
@lvmarrrwc. lvmar.com.

7 Mile House, Brisbane

Happy hour: Every day from 3-6 p.m. (closed Tuesdays)

Deal: \$7 shots, classic cocktails, draft beers, house wine and appetizers

7 Mile House is a historic, award-winning, family-run bar and grill offering standard pub grub along with Filipino dishes. Bartender Sahrai Cervantes stated simply that 7 Mile House is "the spot on the northern Peninsula" for happy hour. Regulars comfortably park at the bar and seem to know a majority of the people who enter the restaurant. The stoic location and rich history (7 Mile House was built circa 1858) make drinking here feel like an event.

The drink specials at 7 Mile House are fairly standard offerings, such as shots of Jameson and lowballs of whiskey sour. The food offerings are the star here, with specials that include garlic fries and zucchini sticks. I opted for the Pinoy-inspired pulled pork adobo sliders paired with a classic Cuba Libre. You can't go wrong pairing rum and Coke with adobo sauce slathered pork!

7 Mile House,
2800 Bayshore Blvd.,
Brisbane; 415-467-2343,
Instagram: @7milehouse.
7milehouse.com/.

Hashes & Brews, San Bruno

Happy hour: Monday-Friday from 3-6 p.m.

Deal: Discounted \$6 draft beer, house wine, well drinks; \$7-\$9 appetizer specials

Hashes & Brews claims on its website to have a passion for two things: "great food and great service." They don't have dedicated bartenders, but I was gleefully greeted by Crystal Esparza, who works as a hostess/server/busser/bartender. She told me that "business hasn't come all the way back since the pandemic" and it was evident by the mostly empty restaurant. However, as I sat at the bar she greeted several regulars by name and you could feel the classic "Cheers"-like vibes.

They offer a notable amount of local beers on draft alongside wines by the glass and well drinks. I went for my go-to in these situations, Drake's 1500 Pale Ale, and paired it with the chicken souvlaki skewers. The owner is Greek and offers a menu with a Mediterranean flair. The chicken skewers were cooked to garlicky perfection



San Carlos' Rustic House Oyster Bar and Grill serves up a variety of seafood. Among happy hour offerings are oysters, of course, and discounted menu cocktails that include a Blackberry Old Fashioned, one of the eatery's most popular drinks.

and paired well with the pale ale. *Hashes & Brews*, 811 Cherry Ave., San Bruno; 650-952-3189, Instagram: @hashesandbrews, hashesandbrews.com.

Kincaid's Fish, Chop & Steakhouse, Burlingame

Happy hour: Monday-Thursday from 3-5:30 p.m.

Deal: \$4.50-\$6.50 beer, \$7-\$9 wine, \$7 spirits, \$8-\$10 house cocktails and \$6-\$12 appetizers

Kincaid's is part of a boutique national chain with one location in Redondo Beach and two other locations in Minnesota. The Burlingame location complements classic American fare with beautiful views of the Bay. Happy hour is offered in the bar and lounge area and includes an impressive selection of food and drinks. The large lounge area wasn't very full when I was there, but bartender Leticia Ramirez told me that business has been picking back up and that the crowd typically consists of "half regulars and half Facebook crowd," alluding to the returning employees at the neighboring Facebook offices. The waterfront location and elegant decor make Kincaid's stand out among other options in the area.

Kincaid's offers draft beer, a nice selection of wines by the glass and some interesting house cocktails. Most impressive are the food items that include elevated plates such as crab and artichoke tots, Baja-style fish tacos and prime rib sliders. Ramirez recommended the decadent hot crab and artichoke dip. I paired it with a Rose Colored Lenses cocktail made with Malfy Rosa Gin, Aperol, Reál Passion Fruit Purée and lime. *Kincaid's Fish, Chop & Steakhouse*, 60 Bay View Place, Burlingame; 650-342-9844, Instagram: @kincaids_burlingame, kincaids.com.

Avenida Restaurant, San Mateo

Happy hour: Monday-Thursday from 4-6 p.m. in the entire restaurant and Friday-Sunday from 4-6 p.m. in the bar, patio, and parklet only.

Deal: \$3 off signature and seasonal cocktails, \$10 off carafes of cocktails, \$2 off bottled beer and \$8-\$12 appetizers

Avenida is a modern Filipino restaurant and bar inspired by the dynamic streets of old Manila. Located on a corner of 3rd Avenue in San Mateo, it is a vibrant space with an art deco style. In contrast to most of the other locations on this list there aren't many regulars or co-workers filling the bar seats. Instead, Avenida is more likely to be "filled with families,"

according to bartender Adriana Lopez.

Avenida's food and drink options are robust with Filipino flavors. The signature cocktails include a Black Pandan Old Fashioned, Spiced Trade Sangria and Calamansi Tonic. The small plates include Filipino favorites like tortang talong, mushrooms al ajillo and shrimp gambas. I opted for the iconic Lumpiang Shanghai paired with the approachable Pinoy Punch, but everything here is delicious!

Avenida Restaurant, 201 E 3rd Ave., San Mateo; 650-781-3637, Instagram: @avenidasanmateo, avenidarestaurant.net.

Rustic House Oyster Bar and Grill, San Carlos

Happy hour: Monday-Friday from 2-5:30 p.m.

Deal: \$3 off beer, wine, and menu cocktails, \$7-\$9 appetizers and \$2 chef's choice of oyster.

Rustic House Oyster Bar and Grill offers quality seafood in a casual and unique environment. The vibe and decor feels more like the coastal south than San Carlos and the atmosphere is fun and energetic, which lends itself to a perfect happy hour setting. The location on El Camino means less foot traffic than spots in downtown San Carlos, so "promotions like happy hour, live music, and our loyalty program are helpful to bring people in," according to general manager Lana Flatt.

Rustic House has a long list of menu cocktails such as the Rustic Margarita, Southern Heat and Fisherman Sangria. Crispy calamari, ceviche, and fish and chips highlight the food menu. However, the obvious choice is in the name of the restaurant and I ordered a dozen of the \$2 chef's choice of oysters (this day's choice was from Pickering Pass, Washington). According to bartender Camryn Collins, the



The patio at Ludwig's Biergarten in Mountain View is typically bustling during happy hour.

Blackberry Old Fashioned is one of the most popular cocktails on the menu and it certainly didn't disappoint.

Rustic House Oyster Bar and Grill, 920 El Camino Real, San Carlos; 650-394-4534, rustichouse94070.com.

This article ends here but my search for even more happy hours does not. I'm hopeful that

the happy hour culture returns in full force because while the food and drinks are discounted, what we get for free is the priceless connection with co-workers, friends, family and our community. Cheers! ■

Email the Peninsula Foodist at peninsulafoodist@almanacnews.com.

VISO DE AUDIENCIA PÚBLICA DE LA COMISIÓN DE FORMACIÓN DE AGENCIAS LOCALES DE SAN MATEO

POR LA PRESENTE, la Comisión de Formación de Agencias Locales de San Mateo (LAFCO) DA AVISO de que se encuentra programada una audiencia pública para el 15 de noviembre de 2023, a las 6:00 p. m. La reunión tendrá lugar en el Recinto del Consejo de la ciudad de East Palo Alto, 2415 University Avenue, East Palo Alto, CA 94303, a la que también se podrá acceder a través de Zoom. Se publicará información sobre cómo acceder a esta reunión en el sitio web de la LAFCO de San Mateo: www.sanmateolafco.org.

En esta reunión se considerarán los puntos que se mencionan a continuación:

Archivo n.º 22-09 de la LAFCO

Propuesta de la ciudad de East Palo Alto

Propuesta para establecer el Distrito Sanitario de East Palo Alto (EPASD), un distrito especial independiente, como distrito subsidiario de la ciudad de East Palo Alto (ciudad). El EPASD provee servicios de desagüe a clientes en distintas partes de la ciudad de East Palo Alto y en la ciudad de Menlo Park. Si la Comisión de la LAFCO aprueba la propuesta, el Consejo de la ciudad de East Palo Alto se convertirá en la junta directiva del EPASD. La aprobación de esta propuesta no modificará el área de servicios del EPASD ni los servicios de desagüe provistos por el EPASD a los clientes. Los ingresos que reúna el EPASD se mantendrán por separado del fondo general de la ciudad, y solo podrán utilizarse para operaciones y mantenimiento de desagües.

Solicitud alternativa del EPASD

Solicitud alternativa del EPASD que propone: 1) conservar la estructura de gobierno del EPASD como un distrito independiente separado de la ciudad; 2) modificar la Esfera de Influencia (SOI) del EPASD para que coincida con sus límites de servicio actuales; y 3) eliminar el territorio del distrito de la SOI del Distrito Sanitario de West Bay.

Territorio afectado

El territorio afectado por estas propuestas es la totalidad del área de servicio del EPASD, que incluye partes de la ciudad de East Palo Alto y la ciudad de Menlo Park.

Se podrá acceder a la reunión de la Comisión de Formación de Agencias Locales el 15 de noviembre a través de Zoom, o personalmente en el Recinto del Consejo de la ciudad de East Palo Alto. Se publicará información sobre cómo acceder a esta reunión en el sitio web de la LAFCO de San Mateo: www.lafco.smcgov.org.

Información o contacto: Los informes y archivos adjuntos del personal estarán disponibles a partir del 8 de noviembre de 2023, en www.sanmateolafco.org. Si tiene preguntas, comuníquese con Rob Bartoli, director ejecutivo, al (650) 363-4224 o a rbartoli@smcgov.org

COMISIONADOS:

Ann Draper, Presidenta, Público • Kati Martin, Vicepresidenta, Distrito Especial • Harvey Rarback, Ciudad • Tygarjas Bigstycck, Ciudad • Warren Slocum, Condado • Ray Mueller, Condado • Virginia Chang-Kiraly, Distrito Especial

SUSTITUTOS:

Chris Mickelsen, Distrito Especial • Ann Schneider, Ciudad • James O' Neill, Público • Noelia Corzo, Condado

PERSONAL:

Rob Bartoli, Director Ejecutivo • Sofia Recalde, Analista De Gestión • Tim Fox, Asesor Legal • Angela Montes, Secretaria

Fecha: 18 de octubre de 2023

Rob Bartoli
Director ejecutivo

NOTICE OF PUBLIC HEARING BY THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION

NOTICE IS HEREBY GIVEN by the San Mateo Local Agency Formation Commission that a public hearing is scheduled for November 15, 2023 at 6:00pm. The meeting will be held at the City of East Palo Alto City Council Chambers, 2415 University Avenue, East Palo Alto, CA 94303 and can also be accessed via Zoom. Information about how to access this meeting will be posted on the San Mateo LAFCo website at www.sanmateolafco.org.

At this meeting the following will be considered:

LAFCo File No. 22-09

City of East Palo Alto Proposal

A proposal to establish the East Palo Alto Sanitary District (EPASD), an independent special district, as a subsidiary district of the City of East Palo Alto (City). EPASD provides sewer services to customers in portions of the City of East Palo Alto and the City of Menlo Park. If the proposal is approved by the LAFCo Commission, the East Palo Alto City Council would become the governing board of EPASD. Approval of this proposal would not alter either the EPASD service area or the sewer services provided by EPASD to customers. Revenue collected by EPASD would be separate from the City's General fund and could only be used for sewer operations and maintenance.

EPASD Alternative Application

Alternative application from EPASD that proposes to 1) retain EPASD's governance structure as an independent district separate from the City; 2) amend EPASD's Sphere of Influence (SOI) to be coterminous with its current service boundaries; and 3) remove the District's territory from the SOI of the West Bay Sanitary District.

Affected Territory

The affected territory for these proposals is the entirety of the EPASD service area, which includes portions of the City of East Palo Alto and the City of Menlo Park.

The Local Agency Formation Commission November 15th meeting can be accessed through Zoom or in-person in the East Palo Alto City Council Chambers. Information about how to access this meeting will be posted on the San Mateo LAFCo website at www.lafco.smcgov.org.

Information/Contact: Staff reports and attachments will be available by November 8th at www.sanmateolafco.org. If you have any questions, please contact Rob Bartoli, Executive Officer at (650) 363-4224 or rbartoli@smcgov.org

COMMISSIONERS:

Ann Draper, Chair, Public • Kati Martin, Vice Chair, Special District • Harvey Rarback, City • Tygarjas Bigstycck, City • Warren Slocum, County • Ray Mueller, County • Virginia Chang-Kiraly, Special District

ALTERNATES:

Chris Mickelsen, Special District • Ann Schneider, City • James O'Neill, Public • Noelia Corzo, County

STAFF:

Rob Bartoli, Executive Officer • Sofia Recalde, Management Analyst • Tim Fox, Legal Counsel • Angela Montes, Clerk

Dated: October 18, 2023

Rob Bartoli
Executive Officer

94027

ATHERTON



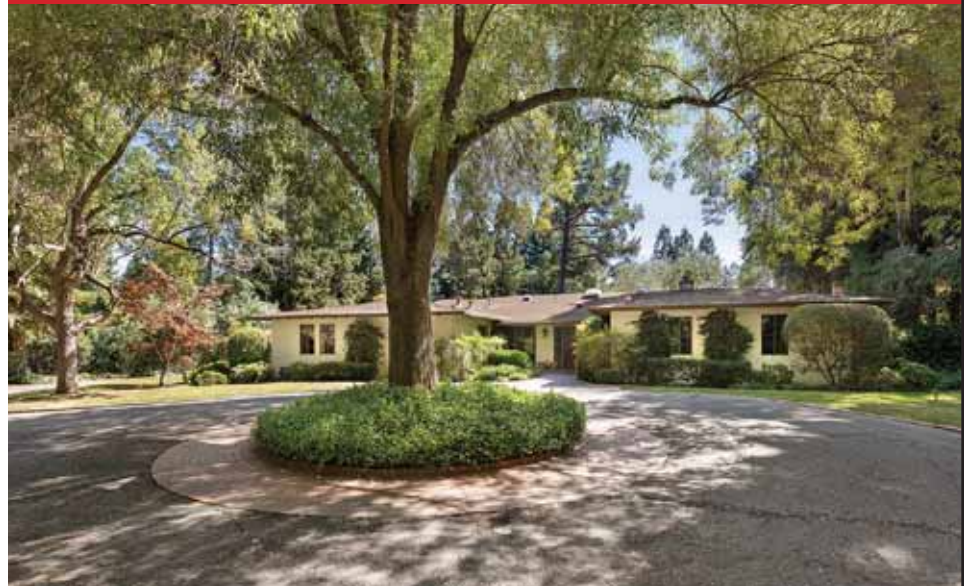
GULLIXSON
GULLIXSON.com



76 ALMENDRAL AATHERTON

Offered at \$24,995,000 CentralAthertonEstate.com

Gated ~1 acre estate / Built in 2010 by Pacific Peninsula Group
Three levels: 6 bedrooms, office, 6.5 baths / 1-bed, 1 bath guest house
Recreation room, bar, customized wine cellar, theater, and fitness center
Separately fenced pool and spa, outdoor shower and plunge tub
Loggia with barbecue center, custom playground
Attached 3-car garage



97 QUEENS COURT AATHERTON

Offered at \$10,495,000 gullixson.com

Approx. 0.97 acre level lot / 4 bedroom, 3 bath home
Located in a prime location at the end of the cul-de-sac off Polhemus Avenue
Beautiful backyard with expansive grass area and swimming pool
Potential to remodel the existing home or build their dream home.
Las Lomitas Schools District



481 STOCKBRIDGE AVENUE AATHERTON

Offered at \$13,500,000 481Stockbridge.com

Approx. 1.1 gated level acres / 6 bedrooms, 7 full and 2 half-baths
Office, multiple flexible-use rooms, recreation center with bar, wine cellar,
theatre, and fitness center with bath / Pool, vast entertainment terrace,
fireplace terrace, outdoor kitchen, and playground
3-car garage with EV charging / Las Lomitas Schools



251 POLHEMUS AVENUE AATHERTON

Offered at \$11,695,000 251Polhemus.com

Approx. 1.22 acres in coveted central Atherton
Set back from the street on a 'flag' lot at the end of a cul-de-sac for privacy
Planning study by Pacific Peninsula Architecture available with MFA including ADU
Existing mid-century 4 bed, 2.5 bath home
Las Lomitas School District

COMPASS



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The Gullixson Team is ranked **#3 small team** in the Bay Area and **#18 in the nation** in RealTrends report of the Top Residential Real Estate Professionals. (June 2023)

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