

# The Almanac

NONPROFIT LOCAL NEWS FOR THE MIDPENINSULA

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## Volunteers get up early for one-day homeless count

Countywide effort tallies people living in RVs, tents and outdoors

By Hannah Bensen

As the sun rose on a chilly Thursday morning, San Mateo County Supervisor Lisa Gauthier and her chief of staff, Nicole Fernandez, walked down an alleyway in East Palo Alto. Their voices hushed as they walked past a man and woman sleeping on a mattress, wrapped in thin blankets.

Fernandez recorded the information in an app designed to collect census data on the homeless population. Gauthier and Fernandez, along with county employee Selina Toy Lee, were canvassing an area of East Palo Alto for San Mateo County's biennial one-day homeless count.

They were part of a team of 350 trained volunteers who walked or drove the entirety of the county early on Jan. 29, tallying the number of people sleeping in RVs, tents, parks and at bus stops — any place not designed to be a regular sleeping accommodation.

Gauthier, who participated in the count for the first time, said it felt good to be on the ground in the community on a cold morning. She wondered about the policy solutions that could eliminate homelessness.

"How do we get to these individuals who are sleeping on a mattress here? And get them indoors, get them the services that they need?" Gauthier wondered. "I'm glad I've experienced this."

The point-in-time homelessness count is a federally mandated observational survey that takes place across the country. The county submits the results to the U.S. Department of Housing and Urban Development, and the results help guide the distribution of federal funding.

"The point-in-time count is a tool that helps us reduce homelessness," said Claire Cunningham, director of the county's Human Services Agency, in an interview. "It helps us to understand the need, inform planning and establish eligibility for federal funding to



Seeger Gray

Supervisor Lisa Gauthier observes a marshy area near the side of a road in Menlo Park while participating in San Mateo County's one-day homeless count on Jan. 29.

address homelessness."

It's not a perfect tool. Some organizations have criticized HUD's visual street counting methodology, arguing that most

homelessness is not visible and results in a significant underestimate of the true scope of the problem. Despite these shortcomings, Cunningham said that

the data from the count provides an apples-to-apples comparison of homelessness numbers over

See **HOMELESS COUNT**, page 16

## New six-story residential building proposed for downtown Menlo Park

Project would add 15 condominiums and renovate former Comerica Bank branch into office space

By Arden Margulis

A Menlo Park developer is proposing a 15-unit multifamily residential project on the parking lot of an existing commercial building in downtown Menlo Park.

Prince Street Partners, managed by Chase Rapp, submitted a proposal in mid-December to renovate the former Comerica Bank branch at 800 Oak Grove Ave. and construct a new six-story residential building on

the parking lot behind it.

The proposed residential building would include five stories of condominiums above ground-level parking, with 41 valet spaces serving both the offices and condos. The existing office building has 52 parking spaces.

The project would include one below market rate (BMR) two-bedroom condominium available to a household earning 50% of the area median income. In 2025, a two-person

household would need to earn less than \$78,350 to qualify.

The remaining 14 condos would include a four-bedroom penthouse, two, three-bedroom condominiums and 11 two-bedroom units. Each would have a balcony or private outdoor space, plus access to a shared fitness room.

Because the project is required to include 10% of its units at below market rate (1.5 units), Prince Street Partners said they would make up the

value of the remaining half a unit by paying into the city's below market rate housing fund with 3% of the sale price of three units.

The proposal would require the removal of five heritage trees and 18 non heritage trees. The developers proposed planting eight new trees to replace them.

Since the development includes an affordable unit, the developers said they need to add a roof deck to the existing

office building to make the project financially feasible.

An attorney representing Prince Street Partners told the city that an outdoor roof deck would help the office building stand out and create a "unique marketing advantage" that could allow the developers to have higher rental income, which helps offset the cost of affordable housing.

According to the developers,

See **HOUSING PROPOSAL**, page 17

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# Congratulations!

## Francis Lopez

AREAA SV PRESIDENT & DELEON DIRECTOR OF LISTINGS



DeLeon Realty would like to congratulate Francis Lopez on being elected the 2026 President of the Asian Real Estate Association of America (AREAA), Silicon Valley Chapter.

AREAA is a national trade organization with over 19,000 members across 45 chapters. Their members are real estate, mortgage, and housing professionals dedicated to representing the interests of the Asian American Pacific Islander (AAPI) real estate market nationwide. Through his role at AREAA SV, Francis has met with real estate leaders across California and the U.S., collaborating and sharing insights while creating valuable connections for DeLeon Realty listings.

Francis' dedication to the AAPI community and the local Peninsula community has pushed him into leadership roles with both AREAA and DeLeon Realty. In addition to his work

with AREAA, Ken DeLeon and Michael Repka have selected Francis to lead DeLeon Realty's listings in Menlo Park, Portola Valley and Woodside. His singular focus, depth of market knowledge and leadership within the industry make Francis an invaluable resource to clients and colleagues alike.

We would also like to congratulate outgoing AREAA National President Jamie Tian, outgoing AREAA SV President Phoenix Chiang, and all AREAA members who devote their time and efforts into strengthening housing opportunities for Asian communities locally, nationally, and abroad.

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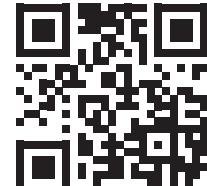
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# Local News

MENLO PARK | ATHERTON | WOODSIDE | PORTOLA VALLEY



Magali Gauthier

Woodside High School senior Kha'mora Yoshimoto waves a Mexican flag during the student-led protest.

## Local students participate in national walkout

By Jennifer Yoshikoshi

Amid a national day of protests against ICE, crowds of students in the Midpeninsula took to the streets and sidewalks, walking out of schools and gathering in Redwood City, Palo Alto, Mountain View and Los Altos.

On Jan. 30, thousands of students across the country participated in student walkouts. Protesters called for a "National Shutdown," encouraging people to stop funding

ICE with no work, school or shopping for the day.

### Sequoia protesters walk miles for student walkout

Downtown Redwood City was teeming with more than 1,000 students from Midpeninsula high schools and middle school students midday on Friday. Honking horns, cheers and chanting echoed through the streets as students yelled "Sí se puede" (Yes we can) and "The people united will never be divided."

Students across the Sequoia Union High School District organized the protest, bringing together communities from Menlo-Atherton, Woodside, Sequoia, Carlmont, Summit Prep and Atherton private school Sacred Heart Preparatory. Middle school students from North Star Academy and Kennedy Middle School in Redwood City also participated in the walkout.

Some students set out as early

See **WALKOUT**, page 14

## The future of a long-awaited rail crossing is murky as costs nearly double

Menlo Park faces \$40 million funding gap for rail crossing without state, federal help

By Arden Margulis

After the cost to build an underground pedestrian and bike crossing under Caltrain tracks near Middle Avenue ballooned, Menlo Park officials are struggling to figure out how to pay for it, or whether to continue the project at all.

The project's preliminary cost estimate of \$23-35 million has jumped to more than \$60 million. The city has spent \$6.5 million so far, including \$4 million to acquire land in the

right-of-way near the proposed crossing.

Proposals for an underground crossing date back over 10 years to Menlo Park's El Camino Real and Downtown Specific Plan but the city didn't make significant progress until 2019. Almost \$22.8 million in project funding has been secured from San Mateo and Santa Clara counties, Stanford University (as part of the Middle Plaza development agreement), the Metropolitan Transportation Commission (MTC) and the federal government. But much

of that funding has an expiration date and the city is facing an estimated shortfall between \$38 million and \$43 million.

At the Jan. 27 Menlo Park City Council meeting, council members were presented with three options: prepare plans to get the project "shovel ready" and work on securing grant funding, proceed with phasing the project while additional funding is sought, or cancel it altogether.

Following the recommendation of Caltrain and city staffers, the council decided to

prepare the plans while seeking additional funding. City staff said that once the plans are around 90% complete and the project is ready to break ground, it could better compete for state and federal grants. Currently, the plans are around 35% complete, city staff said.

Given current federal funding policies and state budget shortfalls, some council members said they are not optimistic about the prospect of additional funds.

"I'm worried about the feeling that the money will be

there and it will be freed up because I don't feel like that's the environment that we're in over the next few years," Councilmember Jeff Schmidt said.

But there aren't many other options. If the city chose to phase the project, it would likely mean building a tunnel and leaving it closed, potentially for years, before the project can be completed.

Mayor Betsy Nash said she sees the project as vital,

See **RAIL CROSSING**, page 12

## Ex-San Mateo Community College District chancellor found guilty of tax fraud

Ron Galatolo may face retrial after jury deadlocked on 18 additional felony counts

By Arden Margulis

A former San Mateo County Community College District Chancellor accused of taking kickbacks from contractors and falsifying tax documents was convicted of eight felonies, leaving a jury deadlocked on another 18 charges against him. Next month, prosecutors will decide whether to retry him.

A jury found Ron Galatolo guilty of four counts of perjury and four counts of tax fraud, all felonies, after a trial lasting more than 40 days.

With the jury deadlocked on 18 other counts, Judge Leland Davis declared a mistrial on those charges on Jan. 20. The jury also found Galatolo not guilty of one other count of perjury.

The San Mateo County District Attorney's Office is still weighing whether to retry Galatolo on the 18 deadlocked counts. Even without a second trial, he is facing up to 7 years and 4 months in prison.

The 27 felony charges against Galatolo, a 62-year-old Menlo Park resident, include conflict



Ron Galatolo

of interest, misuse of public funds and embezzlement, all tied to his years leading the community college district. He served as chancellor from 2001 to 2019, overseeing a budget of nearly \$1 billion for the district's three campuses: Cañada College in Woodside, Skyline College in San Bruno and the College of San Mateo. Some of the charges stemmed from benefits and gifts he allegedly received from district contractors while others are related to omissions on Galatolo's personal tax and DMV filings.

Galatolo's convictions were for charges that he falsified financial disclosures and tax filings and failed to properly report income and gifts. Jurors acquitted him on one perjury count for tax forms filed in 2015 but could not reach unanimous verdicts on the remaining charges after eight days of deliberations.

Galatolo has maintained his innocence and blamed honest mistakes when filling out forms.

Prosecutors are set to decide whether to pursue a retrial on March 6. Sentencing on the eight felony convictions could take place weeks after that determination, prosecutors said. ■

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# Ravenswood opens new sports field at Los Robles—Ronald McNair

By Jennifer Yoshikoshi

With Super Bowl XL just days away, Ravenswood City School District announced the opening of its new sports field at Los Robles-Ronald McNair in East Palo Alto. A grand opening event was scheduled for Wednesday, Feb. 4.

The \$4.2 million football field has been in the works for years and was funded by local philanthropic efforts. It's one of the elementary district's many multimillion-dollar projects aimed at enhancing its facilities across all campuses. Over the last two years, the district completed a full renovation of Cesar Chavez Ravenswood Middle School, Los Robles-Ronald McNair Academy and part of Belle Haven Elementary School.

"We are thrilled to open an excellent field for our students and community," said board Chair Tamara Sobomehin in a press release. "This project reflects years of tireless work by Ravenswood staff to coordinate donors and partners, and was completed without the use of local bond dollars."

The project was funded by contributions from the Bay Area Host Committee, San Mateo County, the City of East Palo Alto, Representative Kevin Mullin, the Chan



Courtesy Ravenswood City School District

Los Robles—Ronald McNair Field in East Palo Alto was completed after six years of fundraising and months of construction.

Zuckerberg Initiative, and the Ravenswood Education Foundation. Efforts to raise funds for the field took about six years, according to the district.

In partnership with the city of East Palo Alto, in September 2025 the district broke ground on the city's first regulation-size football field. It features artificial grass, a drainage system, new scoreboards, bleachers and a walking path around

the perimeter.

"This modern, safe, and accessible field will serve children and families year-round, providing a place where young people can grow, build confidence, and pursue their athletic dreams in a supportive environment," the city said in a press release.

The field opening was celebrated with a community kickoff event in collaboration with City Year, Kidango, the

49ers Foundation and the city of East Palo Alto.

The field is now open for public reservations and community use after school hours. Reservations can be made on [ravenswoodschools.org/Choose-Ravenswood/Departments/Maintenance-Operations-and-Transportation/Facilities-Use](http://ravenswoodschools.org/Choose-Ravenswood/Departments/Maintenance-Operations-and-Transportation/Facilities-Use). ■

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## Amazon to lay off 161 employees in East Palo Alto and Mountain View this spring

Software engineers are hit hardest by cuts

By Riley Cooke

Amazon plans to lay off 161 employees in East Palo Alto and Mountain View this spring as part of another round of cuts that will affect hundreds of corporate jobs across the Bay Area, state filings show.

The layoffs are expected to become effective on April 28, according to California Worker Adjustment and Retraining Notification (WARN) Acts. Approximately 89 employees will be impacted at the facility on University Avenue in East Palo Alto, and another 72 on San Antonio Road in Mountain View.

Many of the affected employees are engineers, business developers and other department managers, WARN documents show. More than a third of affected positions between the

two cities — 73 employees — are software development engineers. None of them belong to a union.

According to the WARN documents, the layoffs provide an option for affected employees to internally transfer to other positions.

Other cities in Silicon Valley are bearing the brunt of the layoff news, notably Sunnyvale and Santa Clara. More than 100 employees in San Francisco will also be laid off across two offices downtown, and several hundred more in Southern California will also be impacted, according to the WARN documents.

Last week, Amazon announced that it planned to reduce its corporate staff by 16,000 people nationwide, the second major round of layoffs in the past three months. In November, Amazon cut nearly 200 employees from offices in downtown Palo Alto.



Embarcadero Media file photo by Veronica Weber  
Amazon is the main tenant of an office building at 2100 University Ave. in East Palo Alto.

Amazon CEO Andy Jassy revealed in a memo last summer that the downsizing trend was in large part due to greater reliance on artificial intelligence.

"It's hard to know exactly where this nets out over time, but in the next few years, we expect

that this will reduce our total corporate workforce as we get efficiency gains from using AI extensively across the company," Jassy wrote in the June memo. ■

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# From Farm to Fed chair: Kevin Warsh prepares for confirmation

Stanford affiliate could soon lead the world's most powerful Central Bank

By Hannah Bensen

When Kevin Warsh was a junior at Stanford University in May 1991, he took part in a hotly contested election to become chair of the Student Senate, an elected legislative body. After he prevailed, Warsh told the campus newspaper, The Stanford Daily, that he wants to focus on "running the process and letting the senate take care of the substance."

"I will not be manipulated by political parties," he reportedly said. "I do not have an agenda."

Now, as Warsh is poised to assume another role as chair — this time at the Federal Reserve — economists, pundits and elected leaders are wondering if this stance still applies.

Warsh, a fellow at the Hoover Institution at Stanford University, was nominated on Jan. 30 by President Donald Trump to serve as chair of the Federal Reserve, a decision that ends months of speculation about who will succeed current Fed Chair Jerome Powell, whose term as chair ends in May of this year. President Trump has criticized Powell's approach to monetary policy for years and has publicly pushed Powell to lower interest rates, which makes borrowing money cheaper and stimulates the economy.

Warsh must be confirmed by the Senate in a simple majority vote.

## Who is Kevin Warsh?

Kevin Warsh has deep Stanford connections. He is currently the Shepard Family Distinguished Visiting Fellow in Economics at the Hoover Institution, a conservative-leaning think tank, and a lecturer at Stanford's Graduate School of Business, according to his Hoover Institution profile.

Born in Albany, New York, Warsh was raised in a nearby town called Loudonville. He graduated from Stanford in 1992 with a bachelor's degree in public policy and obtained his J.D. from Harvard Law School in 1995.

Warsh worked at Morgan Stanley in the mergers and acquisitions department and then spent four years on the staff of the Bush White House's National Economic Council. His close ties to the financial world later became useful during his later service as Fed Governor, when he served as the central bank's primary liaison



Courtesy Federal Reserve History  
Kevin Warsh.

to Wall Street during the 2008 Global Financial Crisis. Warsh reportedly played a large role in steering the Fed's policies during that period of economic tumult, which saw the bankruptcy of Lehman Brothers and JP Morgan's acquisition of Bear Stearns.

Warsh served as a governor — one of the Fed's voting members on matters of monetary policy — of the Federal Reserve from 2006 until 2011. He was 35 years old when he began his role, still the youngest-ever governor in the Fed's history. He was nominated by President George W. Bush and served under Fed Chair Ben Bernanke.

Warsh was reportedly runner-up for the position of Fed Chair in Trump's first term in 2018. President Trump selected Powell over Warsh, and Powell has served as Fed Chair ever since.

Warsh's Hoover Institution profile also lists him as a partner at Duquesne Family Office, a firm that manages the wealth of American billionaire Stanley Druckenmiller, and he serves on the Board of Directors of shipping company UPS and Coupang, a Korean e-commerce company.

## What does the Chair of the Federal Reserve do? Why does Warsh's selection matter?

As the Central Bank of the United States, the Federal Reserve has a dual monetary policy mandate: maximum employment and price stability. Traditional economic theory views these two objectives — a low unemployment rate and a target inflation rate of 2% — as in direct conflict with one another.

The Federal Reserve also maintains financial stability, regulates financial institutions,

fosters interbank borrowing and promotes consumer protection.

The chair of the Federal Reserve is the top policymaker and most powerful person in the system. The chair plays a key role in persuading other policymakers to reach consensus and communicating decisions to the public and to members of Congress in twice-yearly testimonies.

## How will Warsh approach economic governance?

It's impossible to predict exactly what Warsh's policies would be as Fed Chair. Still, Fed watchers have spilled much ink speculating on what a Warsh-led Fed would look like.

Many Fed watchers think of Warsh a monetary policy hawk — someone who has historically prioritized controlling the inflation side of the Fed's mandate, which can mean favoring higher interest rates. In a Jan. 22 post on X, Bloomberg's Chief U.S. Economist Anna Wong laid out Warsh's past comments from 2005 to 2012, which highlighted Warsh's emphasis on inflation concerns during that time. This policy position is "notable," the Wall Street Journal Editorial Board wrote, considering that President Trump has long pushed for lower interest rates.

In an opinion piece for the Wall Street Journal from April 2025, Warsh wrote that the Fed "foundered on fundamentals and inflation surged." He criticized the Federal Reserve for "institutional drift" from its primary mandate — price stability — that has "contributed to an explosion in federal spending."

Warsh also criticized the Fed's overreliance on quantitative easing, a central bank policy that injects money into the economy by buying large amounts of financial assets. Warsh helped pioneer the first Fed's first foray into quantitative easing when it was first

used as a policy tool during the global financial crisis, and he said he "bear[s] some responsibility" for its creation.

"The Fed has assumed a more expansive role inside our government on all matters of economic policy," he wrote. "The Fed has acted more as a general-purpose agency of government than a narrow central bank."

More recently, Warsh has more explicitly criticized the Fed's "bad supervision" and "bad monetary policies" that prevent it from lowering rates, he said in a conversation with Fox Business Network's Larry Kudlow in July.

"Economic growth in the U.S. is poised to boom, but it's being held down by bad economic policies coming from the central bank," Warsh said. "Interest rates should be lower."

In November, Warsh penned an opinion piece in the Wall Street Journal titled "The Federal Reserve's Broken Leadership." In the piece, Warsh posits that "inflation is a choice, and the Fed's track record under Chairman Jerome Powell is one of unwise choices."

"Inflation is caused when government spends too much and prints too much," Warsh wrote. "Money on Wall Street is too easy, and credit on Main Street is too tight. The Fed's bloated balance sheet, designed to support the biggest firms in a bygone crisis era, can be reduced significantly. That

largesse can be redeployed in the form of lower interest rates to support households and small and medium-size businesses."

Warsh has also repeatedly spoken at the Stanford Graduate School of Business Corporations and Society Initiative lecture series, where he has advocated for banking reform and the importance of the Fed's institutional credibility.

## How has the public responded to Warsh's nomination?

Many Fed watchers and academics have responded positively to Warsh's nomination. Darrell Duffie, a professor of finance at Stanford's Graduate School of Business, expressed optimism about Warsh's ability to promote Fed independence.

"With Fed Chair Warsh, I expect Fed independence and financial stability to continue, as under Chair Powell and prior Fed chairs," Duffie said in an email. "While Fed independence has been under pressure, the Fed has largely withstood that pressure. Kevin Warsh will not compromise the Fed's independence and has a strong record of promoting financial stability."

On Jan. 30, the Wall Street Journal's Editorial Board endorsed the nomination of Warsh, noting his "experience

See **WARSH**, page 10

## REAL ESTATE Q&A

by Monica Corman

### Public vs. Private Listing



**Dear Monica: I am selling my home quietly and don't want it listed on public sites. Is this a good way to market the property?**

Jenny C.

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# East Palo Alto celebrates its first Sister City partnership

Historic agreement with Kolofo'ou, Tonga, was years in the making

By Lisa Moreno

The City of East Palo Alto finalized its first sister city partnership with Kolofo'ou, Tonga at a signing event on Jan. 29, bringing together leaders and bolstering global relationships for both municipalities.

Kolofo'ou is the central business district of the Kingdom of Tonga and the signature event marked Tonga's first ever Sister City partnership with a city in the United States, according to a statement from the City of East Palo Alto.

Various local governments work with Sister Cities International, an agency that aims to foster cultural and educational exchange. But East Palo Alto's new partnership pays tribute to a multi-year effort called "7 for 70," which focuses on creating relationships between municipalities in the United States and in the Pacific Islands.

Sister Cities is active in 120 countries, in nearly every region in the world, but there's a lack of partnerships in the



Courtesy Tonga Victoria

East Palo Alto Council member Martha Barragan (left) and Mayor Webster Lincoln (right) finalized their first sister city partnership with Kolofo'ou, Tonga at a signing event on Jan. 29.

Pacific Islands, Sister Cities International representative Carlo Capua said in an April 2025 council meeting.

"When I think of cities that are just made for each other, it's like a hand in a glove, East Palo Alto and Tonga, knowing that your city has one of the largest and most vibrant Tongan communities in the country," Capua said.

Tonga Victoria, who grew up in East Palo Alto, knew the partnership made sense and helped initialize the project.

"Tongans have been here since the 80s, kind of moving all throughout the ... Bay Area, but come through East Palo Alto when they emigrate here from the South Pacific," she said.

The conversation began in 2022, when Victoria was living

in Tonga, and the federal government was set to break ground for the new U.S. Embassy in Tonga, she said. It was at this time that she was connected with the Bureau of East Asian and Pacific Affairs and learned of the growing desire for collaboration.

"This was something that had never been done before, and even bringing it to the Consulate General three years ago, it was very abstract," Victoria said.

At the same time, former East Palo Alto Mayor Antonio López elevated the Sister City concept as part of the City's broader vision for international partnerships, which was supported by former East Palo Alto mayor and current San Mateo County Supervisor Lisa Gauthier and Council member Martha Barragan, who sent the official letter of interest to the Government of Tonga, according to a city statement.

Despite slumping revenues and little room for new programming, Barragan advocated to keep the new Sister City initiative on the 2025-26 budget.

The years-long project

reached its finish line on a late January evening, when East Palo Alto Mayor Webster Lincoln, Barragan and Tonga Crown Princess Sinaitakala Tuku'aho met virtually to sign off on the partnership.

But while the journey to reach the agreement has now concluded, the work of building the partnership has just begun, Victoria said.

Sister Cities engage in a variety of activities, from community forums on global issues to student and local exchange programs, where leaders and public servants are offered the chance to visit other municipalities.

"Now that the government sign is done, we're able to transition into more of the community implementation, outreach and the envisioning of what this partnership will look like," Victoria said.

The City of East Palo Alto is set to host the Crown Princess Tuku'aho and the Tonga delegation in May. ■

Email Staff Writer Lisa Moreno at [lmoreno@almanacnews.com](mailto:lmoreno@almanacnews.com).

## TheatreWorks seeks 'permanent home' at redeveloped Cubberley

Palo Alto-based theater company to partner with city on performing art center with two theaters

By Gennady Sheyner

The city of Palo Alto and TheatreWorks Silicon Valley announced this morning that they are exploring a partnership to create a performing arts center with two theaters at Cubberley Community Center, a project that city leaders hope will energize their broader effort to renovate the eclectic community hub.

Under the new proposal, the existing Cubberley theater would be refurbished and upgraded, with improvements including an extra bathroom, an expanded lobby and greater accessibility. Next to it, the city and TheatreWorks plan to build a new professional-sized theater that the award-winning theater company would use for its productions.

The existing theater would continue to be used for a wide range of performing arts groups, according to the announcement from the city and TheatreWorks, which currently stages productions at the Lucie Stern Community Center and at the Mountain View Center for the Performing Arts.

The announcement could present a significant breakthrough

for Palo Alto's urgent effort to renovate Cubberley, a beloved community center that includes space for nonprofit groups, artist studios, athletic clubs, martial arts studios, schools and other uses.

After struggling for more than three decades to develop a plan to improve Cubberley, the City Council last fall struck a deal with the Palo Alto Unified School District, which owns 27 acres in the 35-acre center and leases most of the space to the city.

Under the agreement, the city would buy 7 acres from the school district for \$65.5 million and pursue a phased development plan on the 15-acre portion now owned by the city. Under a master plan that the City Council embraced last October, the expanded city-owned portion would house a wellness center, enhanced performing arts spaces, parking structures, new bikeways, classrooms, studios and other improvements.

The city is exploring a phased approach to redevelop Cubberley, with the first phase focusing on basic repairs, renovation of the performing arts center, a new wellness center

and improvements to education spaces. Staff has estimated that this phase would cost about \$392 million, which includes the \$65.5 million land purchase.

Future phases would include additional visual arts facilities, as well as technology spaces, a cafe, native gardens, a central

plaza and other improvements.

The deal between the city and the school district hinges on Palo Alto voters approving in November a measure to fund the purchase and the first phase of improvements. Recent polls showed solid resident support for making basic repairs at

Cubberley but little enthusiasm for more ambitious enhancements, particularly if these projects add more than \$250 to their annual tax bills.

Given these limitations, City Council members recognized

See **THEATREWORKS**, page 11



The musical Memphis premieres at TheatreWorks in 2004.

Courtesy David Allen

# STRIKING CENTRALLY LOCATED CONTEMPORARY HOME WITH SWEEPING VIEWS OF WINDY HILL



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  - Main home: 3,520 square feet
  - ADU: 870 square feet
  - Two-car garage: 470 square feet
  - Mechanical: 10 square feet
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- Personal accommodations: primary bedroom suite with Zen bath and private outdoor garden; two bedrooms with shared bath; privately located bedroom suite
- ADU: first-floor bedroom and bath; upstairs living area and kitchen
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- Whole house Lutron and Savant home automation system
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# Midpeninsula sees drop in overbidding, but 2 markets are bucking the trend

Los Altos and Mountain View see competition rise in December

By Linda Taaffe

**F**ewer buyers are paying over asking for single-family homes across much of the Midpeninsula — with a couple of notable exceptions. December sales data released last week by the California Association of Realtors shows that Mountain View and Los Altos stand out, with more buyers paying above list price and fewer sellers dropping their asking prices. Homes in Mountain View sold in just two days on average, while in Los Altos about 73% of buyers paid over a home's list price. Overall, prices remain high on the Peninsula, but the data suggests that a combination of slower competition in some areas and more price reductions in others could

reflect a market slowly shifting after years of fierce demand.

The December data, which compares activity to the same month the previous year, offers a snapshot of trends during a traditionally slower month, highlighting how buyers and sellers are responding to changing market conditions. This data covers the sale of single-family homes and condominiums across six Midpeninsula cities during December 2025.

## Palo Alto

- Fewer buyers paying over list price than last year
- More sellers reducing asking price than last year

Palo Alto's market shows signs of cooling, though prices remain high. The median list price per

square foot for single-family homes was \$1,716 in December, with some homes listed as high as \$3,362. Around 40% of buyers paid over list price, down from 48% the previous December. Sellers also trimmed prices more often, with roughly 26% reducing their asking prices — up from about 24% the previous year. There were 32 recorded home sales during December, according to data from Redfin.

## Mountain View

- Homes selling much faster
- More buyers paying over asking
- Few sellers reducing prices

Mountain View's median price per square foot was \$1,665, slightly below its neighboring cities, but homes moved quickly, averaging just two days on the market — roughly 48 days faster than the previous December. About 85% of buyers paid over asking, up from 65% a year earlier. There were 38 recorded home sales during December, according to data from Redfin.

## Los Altos

- More buyers paying over asking
- Fewer sellers reducing list price

Competition in Los Altos

intensified in December, with 73% of buyers paying above asking, up from 63% last year. Fewer sellers reduced prices, about 20%, down from 23% in 2024. The median price per square foot reached \$1,775, with the highest sales at \$2,977. There were 46 recorded home sales during the month of December, according to data from Redfin.

## Redwood City

- Fewer buyers paying over asking
- Fewer sellers reducing list price

Redwood City saw cooling buyer competition. Only 42% of buyers paid over list price, down from 57% last year. About 19% of sellers lowered prices, compared with 23% a year earlier. Homes averaged 36 days on the market, with a median price per square foot of roughly \$1,000, reflecting relative affordability compared with other Peninsula cities. There were 37 recorded home sales during the month of December, according to data from Redfin.

## Menlo Park

- Homes selling faster
- Fewer buyers paying over list price
- Number of sellers reducing list price unchanged

Single-family homes in Menlo Park moved quickly, averaging 11 days on the market, down from roughly 36 days the previous December. About 43% of buyers paid over list price, down from 49% the previous year. Only 14% of sellers reduced their prices, unchanged from 2024. The median list price per square foot was \$1,925. There were 17 recorded home sales during December, according to data from Redfin.

## East Palo Alto

- Homes on the market longer
- Fewer buyers paying over list price

East Palo Alto's market slowed considerably. Listings lingered 58 days on average — more than double last year's 25 days. Roughly 40% of buyers paid over asking, compared with 58% the previous year. About 21% of sellers reduced prices, slightly down from 21.8% the previous year. The median list price per square foot was \$905, with the highest reaching \$1,354. There were eight recorded homes sales during December, according to data from Redfin. ■

Email Print & Lifestyle Editor  
Linda Taaffe at [ltaaffe@almanacnews.com](mailto:ltaaffe@almanacnews.com).

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

### NOTICE OF PUBLIC HEARING

NOTICE IS HEARBY GIVEN THAT THE PLANNING COMMISSION OF THE TOWN OF WOODSIDE will hold a hybrid public hearing allowing for the option to attend by teleconference/video conference or in person in Independence Hall, 2955 Woodside Road, Woodside, CA on Wednesday, February 18, 2026, at 6:00 PM, to consider:

133 Marva Oaks Drive

Peter Mason, Mason Architects

VARI2025-0011

Planner: Keigo Yamamoto,  
Assistant Planner

Presentation, review, and approval, conditional approval, or denial of a Variance for the construction of a new swimming pool that would encroach into the required side setback.

This application is Categorically Exempt under the California Environmental Quality Act (CEQA) Guidelines §15303(e), new construction of small structures including appurtenant structures and swimming pools.

The application materials are available for public review by contacting Keigo Yamamoto at [kyamamoto@woodsideca.gov](mailto:kyamamoto@woodsideca.gov).

All interested parties are invited to submit written comments to [jpaping@woodsideca.gov](mailto:jpaping@woodsideca.gov) and/or attend in person or virtually at <https://us02web.zoom.us/j/86068472736> and give testimony.

## WARSH

*continued from page 7*

in a crisis," his "deep knowledge of global financial markets," and his role as the "leading voice in public life for reforming the Fed." Other economists expressed reactions ranging from "relief" at his competence to "nervousness" about his push for "regime change" at the Fed.

A key part of the conversation around Warsh's nomination centers on whether he can maintain the Fed's independence. The Fed is an independent agency that is accountable to Congress and the public. Many Fed watchers view President Trump's vocal attacks on Chair Powell as a threat to Fed independence.

Other top economists have expressed concern that Warsh's policy positions have wavered in the political wind. Claudia Sahm, chief economist of New Century Advisors and a former economist at the Federal Reserve Board, wrote in a Substack post that Warsh is "long on criticisms and short on solutions." In an interview with this publication, Sahm said that while criticism of

the Fed is healthy, some of Warsh's ideas could create more uncertainty in a world that is already uncertain. Sahm also said Warsh has not presented specific alternatives for what policies he would change and exactly what data, economic models or other tools would inform his thinking.

"In a poor outcome, you could end up with something like DOGE at the Fed," Sahm said. "Change can be hard to push through, and if you push change through too quickly, you can end up with mistakes. And everybody makes mistakes, but financial markets, investors, businesses — they kind of look to the Fed to be on their A-game."

Paul Krugman, an economist who won the Nobel Prize in 2008, wrote in a Substack post that "Warsh lacks the intellectual and moral credibility to be effective" in driving policy. Krugman described Warsh as a "political animal" whose policy positions have changed depending on who is in power.

## When is Warsh's confirmation hearing?

The exact timing of Warsh's nomination is unknown. Sen.

Tom Tillis, a Republican from North Carolina, has said he will oppose the confirmation of any Federal Reserve nominee until the Department of Justice's criminal probe into Chair Powell is "fully and transparently resolved."

If the vote falls along party lines, Tillis' vote would be needed to advance Warsh through the Senate Banking Committee, which oversees nominees for the Fed. "Kevin Warsh is a qualified nominee with a deep understanding of monetary policy," Tillis wrote in a statement. "However, the Department of Justice continues to pursue a criminal investigation into Chairman Jerome Powell based on committee testimony that no reasonable person could construe as possessing criminal intent. Protecting the independence of the Federal Reserve from political interference or legal intimidation is non-negotiable." ■

Hannah Bensen is a recipient of the California Local News Fellowship who is a member of the Embarcadero Media Foundation Staff through 2027. She can be reached at [hbensen@almanacnews.com](mailto:hbensen@almanacnews.com).

# Employment

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**THEATREWORKS**

continued from page 8

at recent discussions that private partners would be key to achieving the type of ambitious improvements they are aiming for. A group of civic leaders is already raising money for the new wellness center. Now, TheatreWorks is similarly stepping up to contribute funding for the redevelopment. As part of the new proposal, TheatreWorks would initiate its own fundraising effort to help pay for the construction of the theater complex, according to the joint announcement from the city and the theater company.

Katie Blodgett, chair of the TheatreWorks board of trustees, said the company is "excited to take this first step with the city of Palo Alto."

"We know there is a long road ahead and that years of hard work will be required to realize this goal," Blodgett said in a statement. "We will first need support from the community enabling the city to acquire additional land from the school district. Once that critical milestone is met, we look forward to undertaking the effort to bring this dream to life."

Established in 1970 by Robert

Kelley, TheatreWorks has been performing at the Lucie Stern Theatre since its inception. It also began staging productions at the Mountain View Center for Performing Arts when the venue opened in 1991. TheatreWorks plans to continue operating out of the two venues while the Cubberley project advances, according to the announcement.

Since its founding, the company has produced 77 world premieres and 176 regional premieres, according to the announcement. In 2019, it won a Regional Theatre Tony Award, the highest honor given to a theater company outside Broadway.

Kelley, who retired in 2020, lauded the possibility of giving TheatreWorks a new permanent home in Palo Alto.

"For 55 years, TheatreWorks has engaged our community with thrilling productions wherever space could be found: from the Baylands Nature Center to the parking garage at City Hall, and onward to churches, libraries, outdoor spaces, and a number of other intriguing, but part-time theatres," Kelley said in a statement. "With strong community support, we've created one of America's highly acclaimed, Tony Award recipient professional theatres.

"Looking ahead, I hope TheatreWorks will fulfill its greatest dream: a permanent home for the next half-century of incredible art."

TheatreWorks is now led by Artistic Director Giovanna Sardelli and Executive Director Phil Santora. Sardelli said that the company prides itself in "creating theatre that is nationally known and locally grown."

"The arts are vital to a vibrant community, bringing its citizens together in conversation, discovery and collaboration," Sardelli said in a statement. "We are elated by the city's investment in the future of the arts in Silicon Valley, shaping a facility that will serve its community for many years to come."

The new proposal comes just days after the City Council chose the renovation of the Cubberley as one of its top priorities for 2026 at its annual retreat. Council member Julie Lythcott-Haims, who chairs a council committee that is charged with advancing Cubberley improvements, was among the advocates for paying special attention to the project in 2026.

"It's a priority that we get this land purchased from the school district, en route to building or rebuilding an enhanced

community center," Lythcott-Haims said at the retreat.

With the TheatreWorks partnership announced, Lythcott-Haims said the Cubberley Ad Hoc Committee was "ecstatic to learn of TheatreWorks' interest in investing in the city in which it was born by helping us bring our vision for Cubberley to life."

"This partnership will seat professional quality productions in the new facility, alongside the newly refurbished existing theater which has long been a cherished home to numerous community performance groups," she said.

She told this publication that the partnership started serendipitously with a casual conversations between one her council colleagues and TheatreWorks staff at a theater company event last spring. Over the following months, the city and TheatreWorks held further discussions, which resulted in the new partnership.

Lythcott-Haims cited the importance of getting additional partners involved in the Cubberley rebuild, given the cost of the project and the public's limited appetite for funding improvements.

"For a project that seems scoped out at roughly \$375

million to \$400 million, where the public has appetite to support it but the responsibility doesn't fall entirely on the public, we knew we'd have to invite others to partner with us to get it over the finish line," Lythcott-Haims said.

She predicted that TheatreWorks will attract audiences from throughout the region and elevate the city's cultural reputation, while also furthering the council's priority to "foster greater wellness and belonging in our community for which the performing arts are vital tools."

Council member Pat Burt, who also serves on the Cubberley Ad Hoc Committee, cited the city's historic partnership with TheatreWorks, as well as their shared commitments to "innovation, embracing and sharing new ideas, reflecting the community's multicultural character, investing in young people and future generations, and maintaining the highest professional standards."

"It also reinforces our commitment to the arts as a public good, essential to our community," Burt said. ■

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



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*Adrienne*

Editor, Peninsula Foodist

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DOCUMENT 00 1113  
NOTICE INVITING BIDS

1. INVITATION TO BID

1.1. Notice Inviting Bids: Owner will receive sealed Bids at Town Hall, located at 2955 Woodside Road, Woodside, California 94062 until 2:00 P.M. on Wednesday, February 18, 2026, for the following public work:

**TOWN OF WOODSIDE  
2026 ROAD REHABILITATION PROJECT  
VARIOUS LOCATIONS IN THE TOWN OF WOODSIDE, CA**

1.2. **Project Description:** The work will include the furnishing of all labor, materials, equipment and services necessary or required to perform AC dig-outs, AC swale, trail overlay, Type II Micro Surfacing and striping & pavement markings on various Town roads. Work shall be completed within **60 Working Days** from the date when Contract Time commences to run. All work shall be completed within **60 working days** from Notice to Proceed and no later than October 15, 2026. **Notice to proceed will be issued on July 1, 2026.**

1.3. **Procurement of Bidding Documents:** Bidding Documents contain the full description of the Work. Bidders may download the bid documents from <https://www.woodsideca.gov/bids.aspx>. Bidder is responsible for printing any and all of Bidding Documents.

1.4. **Instructions:** Bidders shall refer to Document 00 2113 (Instructions to Bidders) for required documents and items to be submitted in a sealed envelope for deposit into the Bid Box in the Town Clerk's Office, located at 2955 Woodside Road, Woodside, California 94062 no later than the time and date set forth in Paragraph 1.01 above.

1.5. **Pre-Bid Site Visit:** Pre-bid Site Visit shall be conducted by bidders at their own time prior to bidding the project.

1.6. **Bid Preparation Cost:** Bidders are solely responsible for the cost of preparing their Bids.

1.7. **Reservation of Rights:** Owner specifically reserves the right, in its sole discretion, to reject any or all Bids, to re-bid, or to waive inconsequential defects in bidding not involving time, price or quality of the work. Owner may reject any and all Bids and waive any minor irregularities in the Bids.

2. LEGAL REQUIREMENTS

2.1. **Required Contractor's License(s):** A California "A" contractor's license is required to bid this contract. Joint ventures must secure a joint venture license prior to award of this Contract.

2.2. **Required Contractor and Subcontractor Registration**

A. Owner shall accept Bids only from Bidders that (along with all Subcontractors listed in Document 00 4330, Subcontractor List) are currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5.

B. Subject to Labor Code Sections 1771.1(c) and (d), any Bid not complying with paragraph 2.02A above shall be returned and not considered; provided that if Bidder is a joint venture (Business & Professions Code Section 7029.1) or if federal funds are involved in the Contract (Labor Code Section 1771.1(a)), Owner may accept a non-complying Bid provided that Bidder and all listed Subcontractors are registered at the time of Contract award.

2.3. **Substitution of Securities:** Owner will permit the successful bidder to substitute securities for any retention monies withheld to ensure performance of the contract, as set forth in Document 00 6290 Escrow Agreement For Security Deposits In Lieu Of Retention and incorporated herein in full by this reference, in accordance with Section 22300 of the California Public Contract Code.

2.4. **Prevailing Wage Laws:** The successful Bidder must comply with all prevailing wage laws applicable to the Project, and related requirements contained in the Contract Documents. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, are on file at the Town's Public Works Department, may be obtained from the California Department of Industrial Relations website [<http://www.dir.ca.gov/OPRL/DPWageDetermination.htm>] and are deemed included in the Bidding Documents. Upon request, Owner will make available copies to any interested party. Also, the successful Bidder shall post the applicable prevailing wage rates at the Site.

2.5. **Prevailing Wage Monitoring:** This Project is subject to prevailing wage compliance monitoring and enforcement by the Department of Industrial Relations.

NEWS

COMMUNITY BRIEF

**Fundraiser to buy car  
for basketball coach**

The students of a Menlo Park basketball coach who recently lost his car decided to raise money to buy him a new one. They've surpassed their initial goal of \$15,000 and raised about \$25,000.

Jhavante Hill is a prominent figure in the Menlo-Atherton High School basketball community, according to students. He also coaches the Hillview Middle School basketball team. After his car broke down, he's been relying on public transportation, rideshares and carpooling to get to games and practices.

Hill shared with his students' families that he'd recently lost a family member and lost his car, so his student athletes took it upon themselves to do something to support their coach. Although the car wash is yet to happen, the young athletes already have successfully raised thousands of dollars, thanks to word-of-mouth via a GoFundMe page.

M-A varsity basketball player Matt Nicholas said he and his friends were inspired to do something to help Hill, given the impact that the coach has had on many young basketball players in the Menlo Park community.

"I think a big part of what he does is make sure that kids



Courtesy Treasured Visions

Youth basketball coach Jhavante Hill with the Hillview Middle School basketball team.

Nicholas.

On Jan. 31, student athletes partnered with the Menlo-Atherton Service Learning Center for a fundraising car wash. The proceeds from the Saturday event brought their total funds up by thousands of dollars.

For more information on the fundraiser, visit [gofundme.com/f/community-car-wash-for-coachs-family-and-car](http://gofundme.com/f/community-car-wash-for-coachs-family-and-car).

— Jennifer Yoshikoshi

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OBITUARIES

Local residents who died recently include:

**Joan Liddy Jack**, 91, a Palo Alto resident who was born in Utica, New York, and whose calendar was filled with bridge, bible study, choir practice and family gatherings. With her nursing degree from Columbia University, she moved to San Francisco, married and raised three children, and later got a master's in nursing and led Palo Alto Medical Foundation's health education department. She died Dec. 28, 2025.

**Michael Cunningham**, 84, a former member of the Carmel City Council with a passion for public service and sports, was born in San Francisco and raised his family on Palo Alto's Christmas Tree Lane. His long career at Hewlett-Packard took him from Palo Alto to Edinburgh, Scotland and he was a dedicated runner, completing the San Francisco, New York and Boston marathons. He died Jan. 1, 2026, in San Rafael.

To read full obituaries, leave remembrances and post photos, go to [LastingMemories.com](http://LastingMemories.com) at [AlmanacNews.com/obituaries](http://AlmanacNews.com/obituaries). ■

City School District trustee who was born in Herrin, Illinois and was a longtime Menlo Park resident. She was a voracious reader and avid traveler who became the first female vice president at A.G. Becker investment bank, and who later was a volunteer for local PTAs, Art in Action, the California School Boards Association and more. She died Jan. 9, 2026, at Stanford Hospital.

**Mary Frances "Fran" Rominger**, 94, a Palo Alto resident who was a devoted patron of the performing arts and volunteered at Filoli and Gamble Garden, was born in Manzanola, Colorado in 1931. She pursued her love of music at University of Colorado, Boulder, where she met her husband Jack, and together they enjoyed travel, skiing, hiking and spending time at their Bear Valley cabin. She died on Jan. 19, 2026.

**Karen Veronica Canty**, 80, a former three-term Menlo Park

RAIL CROSSING

*continued from page 5*

given major new developments projects on the horizon. She singled out Parkline, an approved mixed-use project at SRI International's headquarters across from Burgess Park.

"Parkline specifically has a lot of their development built around biking in mind and this project specifically," Nash said. "I think that this will be heavily used and really worthwhile for all ages if we can get the funding and get it through."

The city council directed staff to come back with a contract amendment to spend an estimated \$7.4 million to get the project to the 90% phase. Unfortunately for the city, many of the funding sources it has now — from Stanford, federal government and MTC — only cover construction costs and they cannot be used to finish planning work.

The contract amendment is expected to come before the council within a few weeks. ■

Email Staff Writer Arden Margulis at [amargulis@almanacnews.com](mailto:amargulis@almanacnews.com).



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PALO ALTO

\$7,999,000 | 6 Bd | 6.5 Bth  
976LaurelGlen.com



60 LORELEI LANE  
MENLO PARK

\$1,988,000 | 3 Bd | 2 Bth  
60Lorelei.com



11722 PUTTER WAY  
LOS ALTOS

\$3,200,000 | 3 Bd | 2.5 Bth  
11722Putter.com

## REAL ESTATE SEMINAR

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**WALKOUT***continued from page 5*

as 9:30 a.m., walking for over an hour from their campuses to join their peers from other high schools at Courthouse Square in Redwood City.

Students held signs that read "Fight ignorance, not immigrants," and "Education not deportation." The Mexican flag was a prevalent symbol throughout the protest, with many people wearing it over their shoulders and waving it over the crowd. Fireworks were seen in front of the Redwood City Public Library.

"I'm feeling disappointed in our country right now, because since Trump became president, everything has gone to ruins, and it's affecting all of us," said Antonio, a Woodside High student organizer. "Not only Latinos, but also other people of color, and also even their own people, the white people. That is not right."

Antonio said he connected with his friends and peers throughout the area to plan the district-wide protest. Information about the student walkout was shared through social media accounts.

"I'm really angered, because I feel like my own people have dealt with so much since we've come here and tried to show others that we are good people," said Nepertytie, a student organizer and Menlo-Atherton student.

One Woodside student shared that their undocumented parents are afraid to go outside due to the risk of getting deported.

Some middle schoolers who joined the walkout said it was their first time getting involved in a local protest.

Meena, a North Star Academy student, said she had heard about the current political climate from her parents and from reading a kid-friendly newspaper. On a page in her notebook, she wrote, "Skipping our lesson to teach you one," with a gray marker.

"I don't like how they're telling people that they can't be in the U.S. just because they're a different race or have a different skin color, it's just not fair," she said.

Middle schoolers Octavia, Marla and Kaya said they hope their presence at the protest will make an impact and push for change. Students said that some of their teachers encouraged them to participate and have had discussions with their classes about how to stay safe during a public demonstration.

Although one student said that a teacher explained how protests are ineffective, 11-year-old River responded with, "I think that's not true."

"Our generation should be coming out, because they are our future and it all depends on them," said Antonio. "If we let the older generations control



Photos by Magali Gauthier

Local students march past the San Mateo County Superior Court in Redwood City during a protest against immigration crackdowns.

what we do and mess everything up, I don't think most of us are gonna be in this country anymore."

Students were permitted to participate in the walkout under district policies that ensure students the right to protest. However, school leaders let parents know that once their children step off school grounds, they should be aware of the potential risks.

The Sequoia Union High School District's board policy states that "students have a legal right to participate in walkouts or protests and district staff may not prevent them from leaving campus for that reason." Local middle schoolers from North Star Academy and Kennedy Middle School also participated in the walkout with permission from the school's principal, said a parent.

Sequoia High students were briefly delayed from joining other schools in Downtown Redwood City after a secure campus order was put into place by campus officials, following a reported bomb threat that the Redwood City

police later deemed not credible and likely tied to a doxxing call.

### Mountain View and Los Altos students join nationwide walkout

Students from Saint Francis, Mountain View and Los Altos high schools organized school-wide walkouts on Friday, Jan. 30, bringing together young protesters at Mountain View City Hall and downtown Los Altos.

Through social media and word of mouth, Saint Francis High School students were able to organize a walkout of more than 500 people, according to senior Chase Corso, who helped put together an Instagram account Thursday night, urging his fellow private school students to join the protest. In less than 24 hours, the account's Instagram stories announcing the walkout had gained nearly 2,000 views.

Students gathered on campus in the quad during the break after first period classes and walked to Cuesta Park, holding signs

that read "Fund education, not deportation," "The wrong ICE is melting," and "Democracy needs your courage." From there, they headed to Mountain View's City Hall, where Corso gave a speech to students about his feelings surrounding the recent Immigration and Customs Enforcement activity across the nation.

"I have sat by and watched my neighbors, my friends and strangers taken from our communities without due process, and I am done," Corso said through a megaphone, garnering cheers from fellow students.

Though he was originally hesitant to organize and participate in Friday's walkout out of fear of getting in trouble, Corso told this publication afterward that he wanted to do something to make a difference for a cause he cares about.

"Truthfully, I'm really angry," Corso said. "When you see your civil liberties and your civil rights being challenged in a day-to-day fashion, such as that they are in Minneapolis and other areas in our country, I get really

nervous, and I want to share my beliefs."

Similarly, students at Mountain View High School walked out of class on Friday. Roughly 600 students marched to downtown Mountain View "to exercise their constitutional rights to assemble and protest peacefully," Principal Kip Glazer wrote in a schoolwide newsletter. School- and district-level administrators accompanied the students to ensure their safety, Glazer said.

"I want to express my profound gratitude to our Spartans for obeying the law and being so respectful," Glazer wrote. "It is truly an honor and a privilege to be the principal of Mountain View High School."

At Los Altos High School, what started as a small Instagram account encouraging students to participate in a walkout on Friday turned into a crowd of more than 200 students walking toward downtown Los Altos.

As students strolled the streets surrounding the school, holding signs and chanting, people passing by in cars honked in solidarity. The three sophomore organizers of the walkout, Lara Tait, Tilly Burgart and Valerie Zhou, told this publication that it was great to see their fellow students come together for a cause they care about.

"People prepared speeches and poems, and it made me feel like this was really a cause worth pursuing," Burgart said.

The trio was surprised by the turnout, especially given how quickly they put the protest together. They decided on Wednesday that instead of not attending school at all in solidarity with the nationwide blackout effort, they would organize the walkout, Tait said. She added that it's important for youth like herself to speak up for what they believe in because they are the future. ■

*Email Staff Writer  
Jennifer Yoshikoshi at  
jyoshikoshi@almanacnews.com.*



Left: Menlo-Atherton High School student Nepertytie cheers during a student-led protest against ICE's immigration crackdown near the San Mateo County History Museum in Redwood City on Jan. 30. Right: Local students cheer during a protest.



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Supervisor Lisa Gauthier looks through a fence to check for anyone sleeping without shelter while participating in San Mateo County's one-day homeless count in East Palo Alto.

## HOMELESS COUNT

*continued from page 1*

time. For example, she said the county has seen an uptick in the number of older adults who are unhoused.

Cunningham added that the county supplements the point-in-time count with its own monthly survey of unhoused individuals using a different methodology.

Taken together, Cunningham said the data guides efforts to address homelessness. In the last few years, the county has expanded temporary housing options, obtained state funding to clear and relocate people in encampments, and used Measure K funds for emergency rental assistance, she said.

Preliminary results of the one-day count will be released this summer while final results are expected in September. Two years ago, the count found 2,130 people experiencing homelessness in San Mateo County.

### How the point-in-time count works

For those who volunteer, the day starts at 5 a.m. in territories divided by census tracts. Gauthier and Fernandez, along with Toy Lee of the San Mateo County Human Services Agency, allowed this reporter and a photojournalist to accompany them.

Gauthier led us through the census tract, narrating the landscape of her hometown, where she served on the East Palo Alto City Council for more than a decade.

We walked through Ravenswood Open Space Preserve, checking benches and marshland for signs of encampments. The area of the preserve where we walked, Gauthier noted, had once been a landfill. We drove through neighborhood streets and East Palo Alto City Hall, looking for people who had spent the night in vehicles.

Gauthier directed us to circle the parking lot of a church, noting that homeless people

occasionally camped there. An initial scan revealed a vacant lot, but as we drove out, Gauthier pointed out a man sitting on a rock in a copse of trees. They noted him in their tally. At another point, we drove by an RV on a quiet street. It had fogged windows, makeshift curtains and appeared to have a light on inside, Fernandez noted. These were clues that it was not abandoned; it was someone's living space. The team marked the RV down in the app.

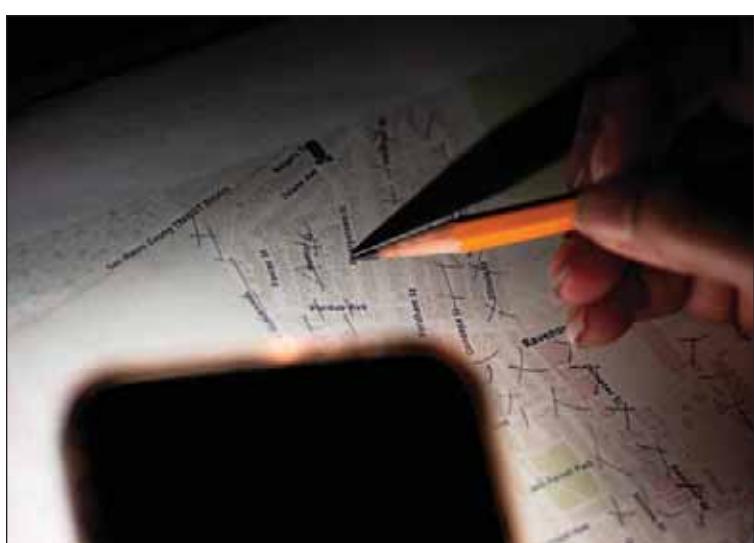
We also scanned doorways at Willow Village, a Meta-owned complex in Menlo Park, where Meta is headquartered. We didn't find any people experiencing homelessness there, but we saw security vehicles. We drove to another street, and at a stoplight, Gauthier spotted a homeless person in an alley behind a fast-food restaurant.

In total, they tallied half a dozen RVs that had signs of a person living in them. They also counted five people who appeared to have slept outside: the two adults on the mattress, the man in the alley, a man at a bus stop and a woman on a bench.

Toy Lee, who is the county's director of program integrity and community services, has either planned or participated in every homelessness count since 2009. Being part of the count gives her insight into the struggle of finding a safe, warm and comfortable place to spend the night, she said.

"It's been fascinating to be in so many different environments," Toy Lee said. "Looking for people makes you get some insight on how it's like to have to search for a place to stay, and what are some of the factors."

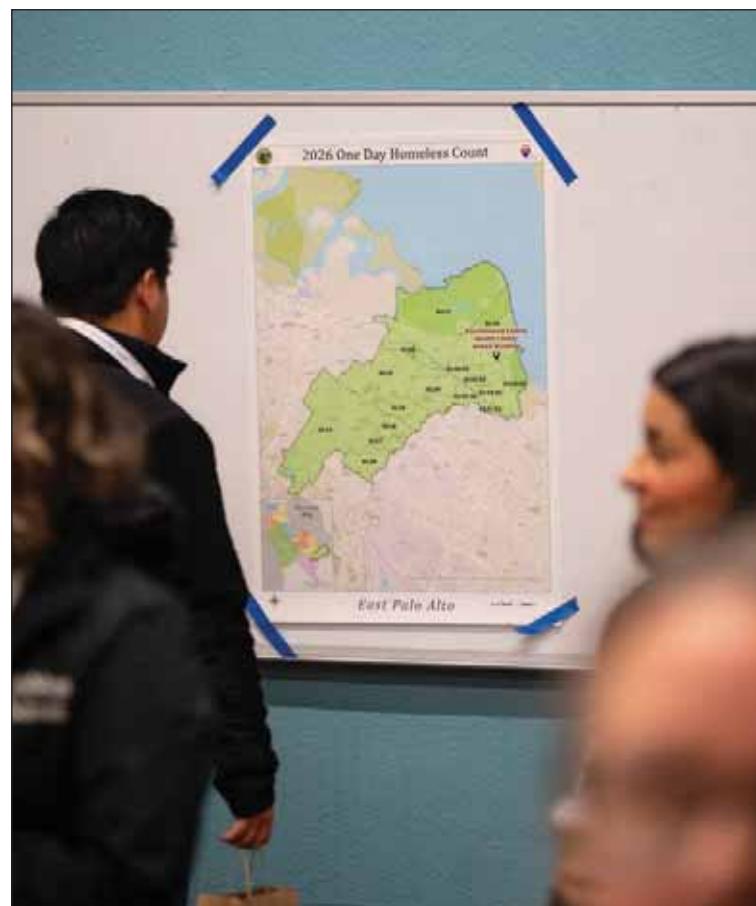
Fernandez noted that while



Supervisor Lisa Gauthier marks roads she checked with other volunteers on a map.



A San Mateo County one-day homeless count site captain looks through census tract maps at Ravenswood Family Health Center Annex in East Palo Alto.



A map inside Ravenswood Family Health Center Annex in East Palo Alto displays areas of the city for volunteers to cover during the count.

there have been meaningful efforts to address the problem of homelessness, there's still a long way to go.

"It's a juxtaposition, right? You have Colibri Commons, who just opened up hundreds of new units for people who qualify," said Fernandez about the affordable housing development in East Palo Alto that opened this summer. "And just across the way on

a path, a newly paved, beautiful path, you have a gentleman sleeping with not enough blankets on a mattress." ■

*Hannah Bensen is a recipient of the California Local News Fellowship who is a member of the Embarcadero Media Foundation Staff through 2027. She can be reached at hbensen@almanacnews.com.*

**HOUSING PROPOSAL***continued from page 1*

Menlo Park has seen significant demand for Class A office space with amenities such as an outdoor area.

Under state law, some affordable housing developments qualify for a “concession” or “incentive.” Prince Street Partners said they need a concession to allow the roof deck.

The developers also claim the project qualifies for a number of exemptions, including minimum parking requirements, thanks to the site being within

a half-mile from the Menlo Park Caltrain station.

The renovations will add 1,036 square feet of new commercial space, which means Prince Street Partners will need to contribute an additional \$21,880 to the BMR fund (\$21.12 per square foot), which the city says helps offset the jobs-housing imbalance caused by the extra office space.

Chase Rapp, the son of longtime Palo Alto developer Roxy Rapp, is also behind several other Menlo Park developments, including the

construction of three commercial buildings near the train station and a residential project underway at the former site of Feldman’s Books and Gentry Magazine on the 1100 block of El Camino Real.

Rapp did not immediately respond to a request for comment.

The city is required to respond to the application within 30 days. The developers said the project qualifies for streamlined review. ■

*Email Staff Writer Arden Margulies at [amargulies@almanacnews.com](mailto:amargulies@almanacnews.com).*



Courtesy city of Menlo Park

Prince Street Partners seeks to build 15 condos on an existing parking lot. A rendering shows the renovated office building from the corner of Crane Street and Oak Grove Avenue.

# Public Notices

**KIRANA**  
**KIRANA BAKEHOUSE**  
**FICTITIOUS BUSINESS NAME STATEMENT**  
FILE NO.: M-302651  
The following person (persons) is (are) doing business as:  
1.) KIRANA , 2.) KIRANA BAKEHOUSE , located at 339 Trenton Way, Menlo Park, CA 94025. Mailing Address: 555 Bryant Street, #932 Palo Alto, CA 94301  
Registered owner(s):  
KIRANA LLC  
555 Bryant Street, #932  
Palo Alto, CA 94301  
State of Incorporation/Organization: CA  
This business is conducted by: a Limited Liability Company.  
Registrant has not yet begun to transact business under the fictitious business name(s) listed above on 1/1/2026.

This statement was filed with the County Clerk-Recorder of San Mateo County on January 27, 2026.  
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**COASTSIDE MARKET**  
**FICTITIOUS BUSINESS NAME STATEMENT**  
FILE NO.: 302444  
The following person (persons) is (are) doing business as:  
1.) COASTSIDE MARKET , located at 501 VIRGINIA AVE, MOSS BEACH, CA 94038. Registered owner(s):  
MOSS BEACH MARKET INC  
2420 Magnolia Court  
Morgan Hill, CA 95037  
State of Incorporation/Organization: CA  
This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name(s) listed above on 12/17/2025.

This statement was filed with the County Clerk-Recorder of San Mateo County on December 17, 2025.  
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**PREMIER PROPERTIES**  
**FICTITIOUS BUSINESS NAME STATEMENT**  
FILE NO.: 302540  
The following person (persons) is (are) doing business as:  
1.) PREMIER PROPERTIES , located at 251 Park Rd #4000, Burlingame, CA 94010. Mailing Address: PO BOX 2273 South San Francisco, CA 94083  
Registered owner(s):  
ROVAI ENTERPRISES INC  
251 Park Rd #4000  
Burlingame, CA 94010  
State of Incorporation/Organization: CA  
This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name(s) listed above on 04/29/1997.

This statement was filed with the County Clerk-Recorder of San Mateo County on December 31, 2025.  
(ALM Jan 23, 30, Feb 6 and 13, 2026)

**PERFORMANCE SPACE HOOPS**  
**PERFORMANCE SPACE CLUB**  
**FICTITIOUS BUSINESS NAME STATEMENT**  
FILE NO.: M-302767  
The following person (persons) is (are) doing business as:  
1.) PERFORMANCE SPACE HOOPS , 2.) PERFORMANCE SPACE CLUB , located at 3553 Haven Ave, Ste 4, Menlo Park, CA 94025. Registered owner(s):  
PERFORMANCE SPACE LLC

This statement was filed with the County Clerk-Recorder of San Mateo County on January 30, 2026.  
(ALM Feb 6, 13, 20 and 27, 2026)

**CAUSWELLS**  
**FICTITIOUS BUSINESS NAME STATEMENT**  
FILE NO.: M-302787

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

1.) CAUSWELLS , located at 550 Oak Grove Ave, Ste A, Menlo Park, CA 94025. Mailing Address: 32 Terrace Dr Sausalito, CA 94965  
Registered owner(s):  
CAUSWELLS 2, LLC  
32 Terrace Dr  
Sausalito, CA 94965  
State of Incorporation/Organization: CA  
This business is conducted by: a Limited Liability Company.  
Registrant has begun to transact business under the fictitious business name(s) listed above on 1/1/2026.  
This statement was filed with the County Clerk-Recorder of San Mateo County on January 27, 2026.  
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**FERNANDEZ PSYCHIATRY**  
**FICTITIOUS BUSINESS NAME STATEMENT**  
FILE NO.: M-302571

The following person (persons) is (are) doing business as:  
1.) FERNANDEZ PSYCHIATRY , located at 120B Santa Margarita Ave, Suite 112, Mailbox 62006, Menlo Park, CA, 94025.  
Registered owner(s):  
LUIS FERNANDEZ  
120B Santa Margarita Ave, Suite 112, Mailbox 62006  
Menlo Park, CA, 94025  
This business is conducted by: an Individual. 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 January 05, 2026.  
(ALM Jan 16, 23, 30 and Feb 6, 2026)

**MAKE A DIFFERENCE FOR RURAL SCHOOLS**  
**FICTITIOUS BUSINESS NAME STATEMENT**  
FILE NO.: M-302606

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

1.) MAKE A DIFFERENCE FOR RURAL SCHOOLS , located at 903 Arnold Way, Menlo Park, CA 94025. Mailing Address: PO BOX 4012 Menlo Park, CA 94026  
Registered owner(s):  
DAVID JACOBS

209 Durham Street  
Menlo Park, CA 94025  
This business is conducted by: an Individual. 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 January 07, 2026.  
(ALM Jan 16, 23, 30 and Feb 6, 2026)

**HIKARI & YUME DESIGNS**  
**FICTITIOUS BUSINESS NAME STATEMENT**  
FILE NO.: M-302811

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

1.) HIKARI & YUME DESIGNS , located at 402 Poinsettia Avenue, San Mateo, CA 94403.  
Registered owner(s):  
LINDSY DEANNI HERTANU

402 Poinsettia Avenue  
San Mateo, CA 94403  
This business is conducted by: an Individual. 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 January 30, 2026.  
(ALM Feb 6, 13, 20 and 27, 2026)

to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING:** February 24, 2026, 9:00 am, Southern Branch of the Superior Court of California, County of San Mateo located at 400 County Center, Redwood City, California, 94063.  
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

**ALMANAC**  
Date: December 22, 2025  
Rachel Holt

**JUDGE OF THE SUPERIOR COURT**  
(ALM Jan 23, 30, Feb 6 and 13, 2026)

**SUMMONS Case No. 25CV479506**

**(CITACION JUDICIAL)**  
NOTICE TO DEFENDANT (A VISO AL DEMANDADO): **GREGORY GROUP EVERGREEN**, a former California partnership; **CHRISTOPHER J. TREBLE**, individually, and as an owner or equitable owner of partnership interests, property and assets of **GREGORY GROUP EVERGREEN**; **JAMES SIEVERS**, individually, and as an owner or equitable owner of partnership interests, property and assets of **GREGORY GROUP EVERGREEN**; **DOES 1 through 30, inclusive**; and **ALL PERSONS UNKNOWN CLAIMING AN INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT**  
YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE): **PACIFIC GAS AND ELECTRIC COMPANY, a California corporation**

The property that is the subject of this eminent domain action is described as APN 676-06-015, Santa Clara County, located at the intersection of Aborn Road and Brigadoon Way, San Jose, California.

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

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You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien

must be paid before the court will dismiss the case. **AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda deschar el caso. The name and address of the court is (El nombre y dirección de la corte es):

Santa Clara County  
Superior Court  
191 North First St.  
San Jose, CA 95113

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is

(El nombre, la dirección y el numero de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Elizabeth K. Hwang  
Hwang Law Group LLP  
420 Kit Fox Ct.  
Walnut Creek, CA 94598  
925-818-8375

**DATE (Fecha): 11/06/2025**

**Y. Chavez, Clerk,**

**by /s/ Y. Chavez, Deputy Clerk**

**(Secretario) (Adjunto)**

**Publication Dates: \_\_\_\_\_**

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## Encrypted police radios limit public oversight

By Orlando Nell

### GUEST OPINION

For decades, police radio communications were one of the few ways the public and the press could independently understand what was happening in their communities in real time. Journalists relied on scanners to get to breaking news scenes. Residents used them to stay aware during emergencies. Community groups used them to monitor patterns of response and ensure accountability. That system is now disappearing, quietly and rapidly, across California.

In Santa Clara County, nearly all routine police radio

communications are fully encrypted. Even basic dispatch traffic is inaccessible. This change did not come with a public vote, a robust community discussion, or clear evidence that such sweeping secrecy was necessary. Instead, it followed a broad interpretation of a California Department of Justice bulletin that many agencies treated as a mandate for full encryption, even though it was not.

The Department of Justice guidance focused on protecting sensitive, personally identifiable

information. It did not require departments to encrypt everything. Agencies were given options. Some chose targeted, limited encryption. Others chose the most restrictive possible approach, eliminating public access entirely.

That distinction matters.

There is no documented evidence that public access to routine police radio traffic has caused harm to officers or compromised legitimate operations. Across the country, public records requests have repeatedly returned the same answer: No responsive records exist. Even Broadcastify, the largest scanner streaming platform, has stated publicly that

it has never been presented with evidence of scanner access leading to officer injury.

What has been documented, however, is the harm caused when transparency disappears.

When radios go silent, journalists can no longer independently verify official statements. Breaking news coverage is delayed or never happens at all. Communities lose situational awareness during emergencies. Patterns of response, resource allocation and language used by officers vanish from public view. Oversight becomes reactive rather than real time.

This is not theoretical. It is already happening.

San Francisco offers a partial workaround by allowing credentialed media access to encrypted radios. While this is better than a full blackout, it still leaves the public excluded and places control of access entirely in the hands of the department being monitored. It also shuts out freelancers, independent journalists, community watchdogs and researchers who do not fit neatly into traditional media categories.

Other cities have demonstrated that a better balance is possible. The Palo Alto Police Department chose not to encrypt routine dispatch traffic. California Highway Patrol continues to operate with open dispatch while protecting sensitive data through procedures, phone communication and tactical channels. These agencies comply with privacy requirements without sacrificing transparency.

Fire and emergency medical services raise even more serious concerns. Fire dispatch information does not involve criminal investigations. It involves accidents, structure fires, medical calls and hazardous conditions that directly affect public safety. In some counties, fire and emergency medical services radio traffic has also been encrypted, preventing trained civilians, volunteer responders, journalists and even nearby agencies from knowing what is happening in real time. That is not just a transparency issue. It is a safety issue.

I recently experienced this firsthand while flying locally as a student pilot. A miscommunication led authorities to believe an aircraft had crashed near the SLAC campus in Menlo Park. I became aware of the active search only because I could hear radio traffic. I was able to immediately

clarify the situation, preventing a prolonged and unnecessary deployment of emergency resources. If those communications had been encrypted, that search could have continued for hours, wasting time, money and attention that could have been needed elsewhere.

This is why scanner access has historically mattered. It is not about voyeurism or interference. It is about information moving faster than press releases and official updates. It is about redundancy, situational awareness and independent verification.

Encryption also comes at a significant public cost. Large agencies have spent hundreds of millions of dollars on encrypted radio systems. The New York Police Department alone spent approximately \$390 million. There is no evidence that this investment has improved officer safety outcomes or crime clearance rates. What it has unquestionably done is reduce transparency.

Police departments are public institutions performing public duties with public money. When routine communications are hidden from public view, trust erodes. In communities already struggling with confidence in law enforcement, secrecy sends the wrong signal.

This is not an argument against encryption entirely. Sensitive operations should be protected. Undercover work, tactical coordination, and personal data should never be broadcast openly. But blanket encryption of routine dispatch traffic goes far beyond what is necessary and far beyond what the law requires.

Local officials and residents should be asking simple questions. What evidence supports full encryption. Why are less restrictive models being ignored? Who benefits from secrecy and who bears the cost.

The answers deserve public discussion, not quiet implementation.

California has long prided itself on open government and press freedom. Police radio encryption, as currently practiced, runs counter to both. Restoring access to routine dispatch communications would not make our communities less safe. It would make them more informed, more accountable, and ultimately more resilient.

Woodside resident Orlando Nell is a high school student and a scanner hobbyist.



### Town of Atherton

City Council

February 18, 2026

REGULAR MEETING 6:00 P.M.

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

### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the **Atherton Planning Commission** will hold a public hearing to consider development standards on properties that are eligible for development under the "Abundant and Affordable Homes Near Transit Act" passed in 2025 as Senate Bill (SB) 79.

**NOTICE IS FURTHER GIVEN** that said item is set for hearing by the Planning Commission at its meeting on **January 28, 2026, at 6:00 PM** in-person and via teleconference accessible through the information provided below, at which time and place all persons interested may participate and show cause, if they have any, why the projects listed in the public hearing section should or should not be approved. This meeting will be held via teleconference pursuant to Government Code section 54953(e) to provide the safest environment for staff and the public while allowing for public participation. The public may participate in the Planning Commission Meeting via Zoom Meeting or by attending in-person in the Council Chambers at 80 Fair Oaks Lane, Atherton, CA 94027.

**Topic:** Atherton City Council Regular Meeting  
**Time:** February 18, 2026, 06:00 PM Pacific Time

(US and Canada) In person Option: 80 Fair Oaks Lane, Atherton, CA 94027

**Zoom Meeting Option and Details:**  
<https://ci-atherton-ca.zoom.us/j/506897786>  
**Meeting ID:** 506 897 786

One tap mobile:  
+13017158592 (Washington DC) +13052241968 (US)

Find your local number:  
<https://ciathertonca.zoom.us/u/kglcVN4cq>

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

**Email:** [citycouncil@ci.atherton.ca.us](mailto:citycouncil@ci.atherton.ca.us)

**Description:** Consideration of an ordinance in response to the "Abundant and Affordable Homes Near Transit Act" passed as Senate Bill (SB) 79 by the state in 2025. Pursuant to SB 79, properties within one quarter-mile of a transit stop, such as the Menlo Park Caltrain station, are eligible for development of up to 120 dwelling units per acre (du/ac) with height limits no less than 75-feet, beginning July 1, 2026. The City Council held a study session on December 3, 2025, to review the newly adopted state law and subsequently directed staff to put forward development standards that will respond to the state-enabled massing and density, as it applies to properties in the Town of Atherton. Additional information on SB 79 is available on the Town's website at: <https://www.athertonca.gov/672/Multi-Family-Housing>

If you have any questions on the items above, please contact Brittany Bendix, Consulting Town Planner, at [bbendix@ci.atherton.ca.us](mailto:bbendix@ci.atherton.ca.us) or (408) 688-2432.

The agenda for this meeting with links to related staff reports can be found online by **Friday, February 13, 2026**, here: <https://www.ci.atherton.ca.us/641/Agendas-Minutes>

City Council decisions are final on the date of the decision and may not be further appealed.

Any attendee who wishes accommodation for a disability should contact the Building Division at (650) 752-0542 at least 48 hours prior to the meeting.

ATHERTON CITY COUNCIL

/s/ Brittany Bendix

Brittany Bendix, Consulting Town Planner

## WELCOME TO HIS WORLD:

### 'David Yazbek: My Broadway' comes to Mountain View

Fresh off a second Grammy win, composer David Yazbek shares his life in show business

By Karla Kane

From pop-rock albums to television comedy to Broadway acclaim, David Yazbek has had a varied and illustrious career. And while his projects span the worlds of music, stage and screen, and cover a range of diverse topics, Yazbek's knack for melody, smart lyrics and humor combine to form a distinctive voice. He visits Mountain View for a one-night performance on Feb. 8, presented by TheatreWorks Silicon Valley perennial favorite Hershey Felder.

"David Yazbek: My Broadway" will incorporate songs from Yazbek's oeuvre, along with musings on his experience. He described it as the story of his trajectory in show business, "and also somewhat (my) spiritual and human trajectory," he said. "My journey from an anxiety-ridden successful joke writer to somehow — and weirdly — kind of one of the top composers in musical theater."

Yazbek is probably best known for his work on Broadway shows including "The Band's Visit" (for which he won Tony and Grammy awards), "The Full Monty," "Dirty Rotten Scoundrels," "Women on The Verge of a Nervous Breakdown," "Tootsie" and "Dead Outlaw."

As a pop-rock recording artist, he's released numerous original albums, including "The Laughing Man," and, among his other projects, won an Emmy Award for writing on "Late Night with David Letterman" and even co-wrote the iconic theme song to "Where in the World Is Carmen Sandiego?" (which may now be stuck in your head). Just this week, he won a second Grammy Award, for co-producing the original Broadway cast recording of "Buena Vista Social Club," which was named Best Musical Theater Album.

Since much of his work is done behind the scenes, "David Yazbek: My Broadway" gives him the chance to get back in front of an audience and present his songs and story directly.

"I still have that impulse of a writer, and of a student of Buddhism, to share some of what helped me," he said. "I have the impulse as a pianist to get my chops good and play stuff for people in the same room." While he works with many collaborators, "most of it is me sitting alone writing songs in my studio. I'd like to get out there and actually be with people."

Felder, the pianist, actor and writer who's wildly popular with local audiences and is currently presenting his own autobiographical musical show with TheatreWorks, encouraged Yazbek.

"Hershey, who has very kindly given me one of his nights, kind of convinced me. He heard me play and he just said, 'You

should do what I do,'" he recalled. "You should do a one-man show, just you and the piano,' and it just clicked for me. I've written, like, 600 songs. I really would like to put them in front of people in person."

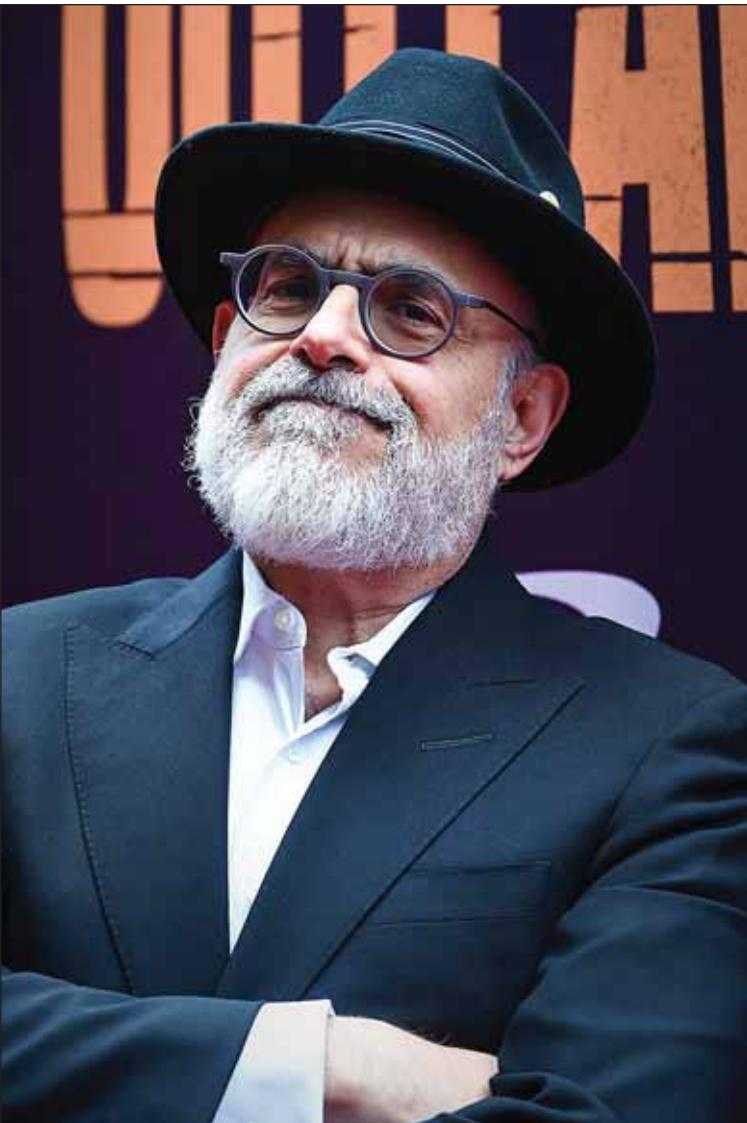
As Felder put it in a press release announcing the show, "When you have a friend who's a real genius, you want to share them with all your other friends."

Yazbek said he "lucked into" his Broadway career, as he was offered the job of writing the music for the 2000 musical "The Full Monty" thanks to his singer-songwriter material. Growing up in New York, his parents exposed him to some musical theater classics, such as "Guys and Dolls," "West Side Story" and "Hair," but he was drawn instead to The Beatles, The Rolling Stones and, eventually, jazz.

"I was never primarily into musical theater. I'm still not," he said, laughing.

It took him time, he said, to fully appreciate that his theater writing could be a powerful means of expression and connection. For his first two musicals, which were both comedies based on popular movies, "I was kind of writing almost on assignment — serving the story, serving the humor, serving the characters — and then if I could find a way in ... it's almost like being an actor. You find your way into the character and give it something of yourself," he said. Eventually, "I realized, 'Wait, I can also choose material that has themes that I really want to write about and sing about and do music about.'"

His most recent show, "Dead Outlaw," which opened on Broadway last year, tells the strange-but-true story of Elmer McCurdy, the titular dead man who dreamed of becoming an



Courtesy Philip Romano

Award-winning composer David Yazbek's career spans the worlds of stage, screen and more.

outlaw and in 1911, died in a standoff with the law. His mummified corpse became a sideshow and film prop and ended up in a Southern California amusement park, eventually identified in the 1970s.

"I knew in my gut for many years it could work, but I also knew it couldn't be like anything I've ever seen before. ... Your main character is dead for half the story," Yazbek said of bringing "Dead Outlaw" to the stage (Erik Della Penna co-wrote the music and lyrics, with a book by Itamar Moses). Calling McCurdy, in life, a "voraciously hungry ghost" (in Buddhism, the concept describes those tormented by desires that can never be sated), Yazbek was inspired not only by the bizarre and macabre story but the potential for pondering larger issues of identity, fame and internal emptiness. The show explores "the themes of life and death that have fascinated me since I was a kid; of, 'What is so fascinating to us about when we see a dead body?'" he said. The Broadway production has now closed but the quirky and darkly funny show, which

Yazbek called his best experience collaborating with others so far, lives on in an Audible edition, and he is hopeful for other ways of resurrecting it in the future. He's also finishing up a long-awaited new album, with hopes for a May release.

He plans to keep developing and performing his one-man live show, having now brought it to a few venues, with more gigs on the horizon. Because he's still fine-tuning it as he goes, local audiences will be getting a peek into a work-in-progress of sorts.

"This is, in a way, a chance for them to be part of a process. It's basically a new musical. I think that's kind of cool," he said. ■

Email Assistant Lifestyle  
Editor Karla Kane at [kkane@almanacnews.com](mailto:kkane@almanacnews.com).



Courtesy David Yazbek

David Yazbek shares songs and stories from his life in show business.

"David Yazbek: My Broadway," Feb. 8, 7:30 p.m., Mountain View Center for the Performing Arts, 500 Castro St., Mountain View; \$60-\$85; [tickets.mvcpa.com/eventperformances.asp?evt=736](http://tickets.mvcpa.com/eventperformances.asp?evt=736).

# Our guide to Valentine's and Galentine's Day happenings around the Peninsula

Celebrate with a variety of special events for couples and friends

By Angela Swartz

If you're looking for ways to celebrate Valentine's Day and Galentine's Day (on Feb. 13), there's no shortage of festivities in Silicon Valley throughout the first half of February.

You can attend a murder mystery-themed dinner in Mountain View, peruse the Friends-to-Lovers Bookish Faire in Los Altos or make your own custom signature perfume in Belmont.

Read our guide below and visit [almanacnews.com/arts-culture](http://almanacnews.com/arts-culture) for more Valentine's Day fun, including events for singles. Events are free unless otherwise noted.

## Workshops, classes and shopping

**Breadmaking class:** Bring your Valentine or Galentine to a 90-minute breadmaking workshop at Devil's Canyon Brewing Company. You'll have the choice to make bread with dark chocolate, rose, honey, cheddar, jalapeño and bacon or rosemary and sea salt. Bring your dough home to bake.

Feb. 6, 6:30-8 p.m., Devil's Canyon Brewing Company, 935 Washington St., San Carlos. \$60 per person, \$100 for a couple, plus online booking fee. [tinyurl.com/vdaygrainbakers](http://tinyurl.com/vdaygrainbakers).

**Valentine's design workshop:** Craft your own seasonal arrangement with help from Gamble Garden instructor Katherine Glazier. She previously co-led the floral design program at Filoli Estate in Woodside.

Feb. 7, 9:30-11:30 a.m., Gamble Garden, 1431 Waverley St., Palo Alto. Starting at \$148 for members. [gamblegarden.org/event/fall-in-love-with-florals-valentines](http://gamblegarden.org/event/fall-in-love-with-florals-valentines).

**Valentine's crafts at San Mateo County libraries:** Libraries in San Mateo County are hosting a variety of events for children in February to celebrate Valentine's

Day, including decorating an animal-themed valentine with gems at the Woodside Library and making valentines, love bug creatures and more at the Burlingame Library.

**Gems:** Feb. 12, 3:30-4:30 p.m., Woodside Library, 3140 Woodside Road, Woodside. [tinyurl.com/valentinegemswoodside](http://tinyurl.com/valentinegemswoodside).

**Valentines:** Feb. 13, 4-5 p.m., Burlingame Library, 480 Primrose Road, Burlingame. [tinyurl.com/burlingamelibraryvalentines](http://tinyurl.com/burlingamelibraryvalentines).

More Valentine's events at San Mateo County Libraries system locations can be found at [smcl.bibliocommons.com/v2/events](http://smcl.bibliocommons.com/v2/events), including making llama valentines at the Atherton Library.

**Little Green Valentine's events:** Little Green, a plant bar, coffee shop and retail space in downtown Redwood City, hosts a workshop for making heart-shaped succulent planters. Its Full Hearts Market Feb. 7 will feature local artists selling gifts plus live music. **Succulent workshop Feb. 12** Little Green, 1101 Main St., Redwood City. \$45. [littlegreenplantbar.com/classes](http://littlegreenplantbar.com/classes).

**Starry Night paint night:** During this artist-led event, paint a Valentine's Day version of Van Gogh's "Starry Night" with Painting with a Twist in Belmont. Attendees must be 21 or older.

Feb. 13, 7-9 p.m., Bottle & Bottega, 1538 El Camino Real, Suites E & F, Belmont. \$47. [tinyurl.com/paintingwithatwistbelmont](http://tinyurl.com/paintingwithatwistbelmont).

**Herbal tea class:** Sip a wide variety of herbal teas and taste herbs while you eat sweet and savory baked goods in Gamble Garden. Many of the herbs are grown in the Palo Alto garden.

Feb. 13, 1-3 p.m., Gamble Garden, 1431 Waverley St., Palo Alto. Starting at \$52 for members. [gamblegarden.org/event/herbal-tea-party-valentines](http://gamblegarden.org/event/herbal-tea-party-valentines).

**Mixology class:** Make four festive cocktails while enjoying wood-fired pizza at City of Cocktail in Palo Alto.

Feb. 14, 7-9:30 p.m., City of Cocktail, 1046 Metro Circle, Palo Alto. \$145. [tinyurl.com/pizzacocktailspaloalto](http://tinyurl.com/pizzacocktailspaloalto).

**A Novel Affair:** Los Altos' pop-up romance novel shop is celebrating all types of love in February

with a variety of events, including a Friends-to-Lovers Bookish Faire, a free weekend featuring local authors, vendors, makers, promotions and giveaways. The shop is also selling a Valentine's merch collection.

**Multiple dates Feb. 7-15, A Novel Affair, 295 State St., Los Altos.** [tinyurl.com/anovelaffairvalentines](http://tinyurl.com/anovelaffairvalentines).

**Perfume workshop:** Blend, name and package your own perfume and candle with November Moon and Mode Korvidae at The Local Spot in Belmont, a community hub featuring a bakery and local businesses' goods.

Feb. 15, 1-3 p.m. (refreshments start at 12:30 p.m.), The Local Spot, 196 Old County Road, Belmont. \$98. [tinyurl.com/novembermoonscentworkshop](http://tinyurl.com/novembermoonscentworkshop).

## Food and drink events

**Valentine's Choco-'Super' Stroll:** Taste chocolate from local purveyors, such as Dandelion Chocolate, Ashby Confections and Kindred Caramels, in downtown Los Altos as the South Bay readies to host the Super Bowl Feb. 8. The event includes private access to a chocolate dipping, wine pairing and magic show, plus a chocolate- and football-themed trivia competition with prizes.

Feb. 7, 2-5 p.m., Veterans Community Plaza at Main and State streets, Los Altos. \$36.94. [tinyurl.com/losaltossuperchoco](http://tinyurl.com/losaltossuperchoco).

**Herbal Love for Oneself event:** Participants will make Valentine's gifts for themselves or to give to a loved one, including elderberry "love potion," a floral herbal tea blend and a hand-tied sage bundle.

Feb. 14, 10 a.m.-12:30 p.m.,

555 Waverly St., Palo Alto. \$50 each or \$40 for students.

[nourishflourish.org/events](http://nourishflourish.org/events).

**Bloody Valentine: 'Til Death Do Us Part:** The Ameswell Hotel in Mountain View will host an interactive three-course murder mystery dinner.

Feb. 14, 6-9 p.m., Roger Bar and

Restaurant, 800 Moffett Blvd.,

Mountain View. Starting at \$108 per person. [rogerbarandrestaurantr.com/bloody-valentines](http://rogerbarandrestaurantr.com/bloody-valentines).

## Performances and exhibits

**Kelper's Books events:** Author Alison van Diggelen will come to Kepler's Books Feb. 10 to talk about her book, "The Love Project," with health psychologist Kelly McGonigal. The book looks at a community through the lens of love.



Courtesy Valerie Cairns

The Valentine's Choco-Stroll in downtown Los Altos has an additional Super Bowl theme this year with the Super Bowl in Santa Clara County.

DJ, light refreshments, a photo booth and arts and crafts.

**Feb. 13, 5-7 p.m., Mitchell Park Community Center, 3700 Middlefield Road, Palo Alto.** [tinyurl.com/PAHeartsHarmonies](http://tinyurl.com/PAHeartsHarmonies).

**Windy Hill walk and Purisima Creek hike:** Midpeninsula Regional Open Space District will host two Valentine's Day-themed activities.

Docents will explore the different adaptations nature deploys for procreation during a 4-mile "Weird Valentine" hike beneath the redwood canopy on Feb. 14.

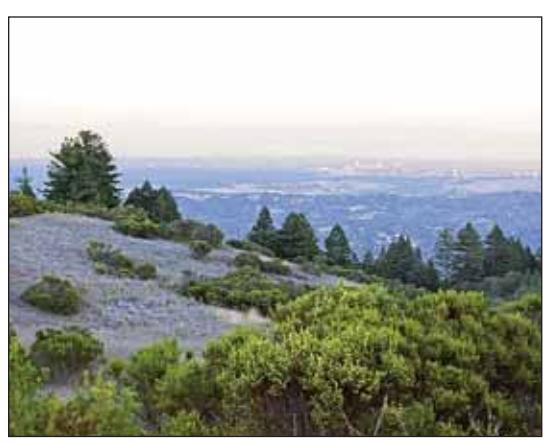
Alternatively, volunteer to spend an hour on Valentine's Day pulling the invasive French broom at the Hawthorns Area, a closed portion of Windy Hill Preserve. A stroll around the outside of a century-old mansion will follow the habitat restoration.

**"Weird Valentine," Feb. 14, 10 a.m. to 4 p.m., Purisima Creek Redwoods Preserve, Higgins Canyon Road and Purisima Creek Road, Half Moon Bay.** [tinyurl.com/OpenSpaceWeirdValentine](http://tinyurl.com/OpenSpaceWeirdValentine).

**"Loving the Land: Habitat Restoration & Walk," Feb. 14, 9 a.m. to 1 p.m., Windy Hill Preserve, Portola Valley.** Directions will be sent after registration closes. [tinyurl.com/OpenSpaceLovingLand](http://tinyurl.com/OpenSpaceLovingLand).

**Valentine Ball:** Celebrate Valentine's Day with live Persian entertainment at Alhambra Irish House in Redwood City.

**Feb. 14, 8 p.m. to 1 a.m., Alhambra Irish House, 831 Main St., Redwood City.** Presale tickets start at \$25. [tinyurl.com/valetineballrwc](http://tinyurl.com/valetineballrwc).



Michelle Le

A view of Windy Hill Open Space Preserve, the site of a Valentine's-themed restoration and hike event.

# WorthaLook



Courtesy Sheila E.

Sheila E. performs Feb. 6 at The Guild Theatre for an early Super Bowl party hosted by 49ers legend Ronnie Lott.

## Sheila E. and Ronnie Lott

Get a head start on celebrating Sunday's big game with a Super Bowl party hosted by someone who's been to more than a few Super Bowls himself: legendary 49ers player and NFL Hall of Famer Ronnie Lott. Headlining the festivities will be Grammy Award-winning musician Sheila E. — another local legend. Though she's sometimes called the "Queen of Percussion," Sheila E. is multi-instrumentalist who melds Latin rhythms with pop, funk, R&B, jazz and more. The show features a special appearance from social justice nonprofit Oakland Rising. Lott and Sheila E. return to The Guild after a 2023 kickoff held there for Follow the Music, a Bay Area-wide organization that aims to support young musicians and bolster music education. A portion of the proceeds from the event will benefit Follow the Music and Elevate Oakland, a nonprofit founded by Sheila E. to support arts education in Oakland schools.

Feb. 6, 8 p.m., at The Guild Theatre, 949 El Camino Real, Menlo Park. Tickets are \$115-\$208. [guildtheatre.com](http://guildtheatre.com).

## 'Zareen's Pakistani Kitchen'

Zareen Khan, the chef behind a well-loved Peninsula chain of eateries, discusses her 2025 cookbook, "Zareen's Pakistani Kitchen: Recipes from a Well-Fed Childhood." Along with her husband, Umair Khan, Zareen founded Zareen's, which serves up casual Pakistani and Indian dishes in Mountain View, Palo Alto and Redwood City. Zareen and Umair Khan also wrote the cookbook together. The book features Pakistani dishes from traditional street food to comforting family favorites, but adapted a little bit to fit the ingredients available to American home cooks. The book also explores common cooking methods for these meals.

Feb. 6, 6:30-8 p.m., at Fireside Books & More, 2421 Broadway, Redwood City; free admission [firesiderwc.com/events](http://firesiderwc.com/events).

## The Viano Quartet

Coast Live Music kicks off its third season with a performance by The Viano Quartet. The string ensemble performs both classical masterworks as well as new repertoire, according to their bio, and has collaborated with contemporary composers such as Sir Stephen Hough, Kevin Lau, Chris Rogerson and Caroline Shaw. This summer, they plan to premiere a new string quartet by Indian-American composer Reena Esmail. In 2024, they became residents in the Bowers Program at the Chamber Music Society of Lincoln Center in New York, and in 2025, they took home the Avery Fisher Career Grant, also from Lincoln Center. Coast Live Music is a Peninsula-based nonprofit focused on bringing music to a wider audience. It was founded by Portola Valley resident and violinist Livia Sohn.

Feb. 7, 7:30 p.m., at Portola Town Center, 765 Portola Road, Portola Valley; \$75 front row, \$55 general admission. [coastlivemusic.com/event/vianoquartet](http://coastlivemusic.com/event/vianoquartet).

## VALENTINE'S

*continued from page 20*

### Galentine's Day

**Galentine's at Alhambra Irish House:** Stop by the Redwood City bar for dancing with your girls on Galentine's Day. DJ Toonin and the reallionare will be DJing. There is no cover charge. Singles can arrive early for a speed dating event geared toward men and women ages 21-55.

**Feb. 13, speed dating from 7-9 p.m., Galentine's 9 p.m. to midnight, Alhambra Irish House, 831 Main St., Redwood City.**

*Speed dating event early bird tickets are \$39.19. [instagram.com/alhambra\\_irish\\_house](https://instagram.com/alhambra_irish_house).*

### Galentine's Day at Valley Goat:

Gather for Galentine's Day with a selection of sharable seasonal bites at Valley Goat in Sunnyvale. There will be specials available alongside an a la carte menu, according to the restaurant's Instagram.

**Feb. 13, 11 a.m. to 10 p.m., Valley Goat, 1100 N. Matilda Ave., Sunnyvale.**

[valleygoatsv.com/happenings/galentines-day-at-valley-goat](http://valleygoatsv.com/happenings/galentines-day-at-valley-goat).

**Pal-entine's Day Sip & Stitch:** Create your own hand-embroidered notebook while enjoying complimentary nonalcoholic beverages. All class proceeds will be donated to the Center for Creativity.

**Feb. 13, 5:30-7:30 p.m., Center for Creativity at Hotel Sequoia, 800 Main St., Redwood City.**

*Pay what you can, starting at \$10. [nehaxstitch.com/classes/fbc-2026](http://nehaxstitch.com/classes/fbc-2026).* ■

Angela Swartz is a Contributing Writer.

## TOWN OF WOODSIDE SUMMARY OF THE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2025 AS FILED WITH THE CALIFORNIA STATE CONTROLLER'S OFFICE

### Summary of Expenditures and Functional Revenues:

		Functional	Net
	Expenditures	Revenues	Expenditures
General Government	3,831,179	0	3,831,179
Public Safety	4,569,564	594,786	3,974,778
Transportation	891,746	2,009,218	(1,117,472)
Community Development	3,996,547	2,245,905	1,750,642
Health	0	0	-
Culture and Leisure	601,043	273,341	327,702
Capital Outlay	1,148,837	0	1,148,837
<b>Totals</b>	<b>15,038,916</b>	<b>5,123,250</b>	<b>9,915,666</b>
<b>General Revenues:</b>			
Taxes			10,566,232
Licenses and Permits			1,155,102
Charges for Current Services			1,211,359
Use of Money and Property			780,951
Fines and Forfeitures			100,825
Intergovernmental Revenue - Federal			280,058
Intergovernmental Revenue - State			906,307
Intergovernmental Revenue - County			-
Miscellaneous			131,615
<b>Total</b>			<b>15,132,449</b>
Excess of General Revenue Over Expenditures			
Fund Balance/Net Position as of 7/1/22			5,216,783
Fund Balance/Net Position as of 6/30/23			12,957,447
Total Appropriation Limit			13,041,873
Appropriation Subject to Limit			6,453,599
			3,246,835

This summary report is published pursuant to California State Government Code § 40804.

A copy of the full report is on file in the Town Manager's Office at 2955 Woodside Road, Woodside, California.

Jennifer Li

Clerk of the Town of Woodside

February 1, 2026

# Food & Drink



Courtesy Ludwigs Biergarten  
Gisela Qasim, owner of Ludwigs Biergarten in Mountain View, shares a recipe for fried apple rings (apfelküchle).



Johnny Arreola, executive chef of Redwood Grill, makes his Texas 'Twinkies' with smoked sausage.

## Super Bowl snacking

Silicon Valley restaurants share game day recipes

By Adrienne Mitchel

**T**he Bay is abuzz with watch parties and events for the Super Bowl at Levi's Stadium Feb. 8. But for those viewing the big game from home or at a friend's place, snack preparation is likely on the calendar. To make sure your Super Bowl Sunday is entertaining and delicious, we've rounded up recipes from local restaurants.

Learn how to make a sweet and crispy snack from Ludwigs Biergarten in Mountain View, a savory and spicy twist on jalapeño poppers from Redwood Grill in Redwood City, a decadent dip from Sand Hill Sundeck in Menlo Park and deviled eggs from State of Mind Public House & Pizzeria in Los Altos and Redwood City.

### Fried Apple Rings Ludwigs Biergarten, Mountain View

Owner Gisela Qasim shares a recipe from Bavaria and Austria that will be on the menu at Ludwigs for the Super Bowl. Known as apfelküchle in German, these fried apple rings are reminiscent of a fruity doughnut.

Serves: 4

#### Ingredients:

2 apples  
1/3 cup all-purpose flour  
1/2 cup milk  
1 tablespoon granulated sugar  
Pinch of salt  
1 large egg  
1 cup oil, for frying  
Topping  
1/4 cup granulated sugar  
1/2 teaspoon cinnamon

Whisk the flour, milk, sugar and salt together in a mixing bowl. Add the egg and mix again until there are no lumps in the batter.

Core the apples with an apple corer or paring knife. Then peel the apples and cut them into 1/4-inch thick slices horizontally (so that there is a hole in the middle of the apple). Don't cut the slices thicker than this as the apples might not cook when frying.

Heat up the oil in a frying pan on medium heat. Dip the apple slices in the batter and make sure both sides are coated well.

When the oil is hot, remove the apple slices from the batter with a fork, letting excess batter drip off the slices. Place the slices one at a time into the frying pan. Don't overlap the

slices when they fry — always fry them in batches to ensure the slices have room in your pan.

Fry the apple rings on medium heat for roughly 3 minutes on each side until golden brown. Be careful when flipping the slices over.

When done frying, place the apple slices on a plate lined with paper towels to absorb excess oil.

Mix the granulated sugar and cinnamon together.

Once cooled slightly (but still very warm), coat the fried apple slices with the cinnamon-sugar mixture on all sides.

Enjoy these slices with whipped cream, ice cream or on their own.

### Texas 'Twinkies' with Smoked Sausage

**Redwood Grill,  
Redwood City  
and Los Altos**

Executive chef Johnny Arreola shares his version of Texas Twinkies, a smokier, meatier version of jalapeno poppers. Typically Texas Twinkies feature jalapeno peppers stuffed with smoked brisket and cream cheese, wrapped in bacon, smoked and glazed with barbecue sauce.

"This version swaps traditional brisket for smoked sausage, making the recipe more approachable while still delivering that smoky, savory punch we love to cook with at Redwood Grill," Arreola wrote in an email.

He recommends using a smoked sausage with some heat or a punch of garlic for extra flavor.

"These Texas Twinkies are meant to be shared," he wrote in an email. "No forks. No fuss. Just good food, good people, and a reason to gather."

Serves: 6-8

#### Ingredients:

12 large jalapeños  
8 ounces smoked sausage,  
finely chopped  
8 ounces cream cheese,  
softened  
1/2 cup shredded cheddar cheese  
12 slices bacon  
Barbecue sauce, for glazing

Slice the jalapeños in half lengthwise and remove seeds



Courtesy Sand Hill Sundeck  
Nicolai Tuban, executive chef at Sand Hill Sundeck in Menlo Park, amps up his pimento cheese with olives.

and membranes. Set aside.

In a mixing bowl, combine the chopped smoked sausage, cream cheese and shredded cheddar. Mix until well incorporated.

Spoon the sausage mixture generously into each jalapeno half, filling them flush but not overflowing.

Wrap each stuffed jalapeno with a slice of bacon, starting at one end and slightly overlapping as you wrap. Secure with a toothpick if needed.

Preheat a smoker or oven to 275°F.

Place the Twinkies on a parchment-lined baking sheet or smoker grate. Cook for 60-70 minutes, or until the bacon is fully cooked and beginning to crisp.

Lightly brush the bacon with barbecue sauce and return to heat for 5 minutes to set the glaze.

Let rest briefly, remove toothpicks and serve warm.

### Pimento Cheese Plus Sand Hill Sundeck, Menlo Park

Executive chef Nicolai Tuban amps up his pimento cheese with olives. Use this recipe as a dip, smear or simply eat it by itself. It works great on a burger, taco or quesadilla too, Tuban said.

The cheddar cheese must be shredded by hand or in a food processor using the shredder attachment, Tuban said. Pre-shredded cheese will not work for this recipe. Tuban also stresses not adding salt.

Tuban recommends Kewpie mayonnaise and prefers Crystal or Tabasco hot sauce.

Yield: 3 cups

#### Ingredients:

4 cups freshly shredded cheddar cheese

1 cup pimento stuffed olives, drained  
1 clove garlic, peeled  
½ cup mayonnaise  
2 teaspoons prepared horseradish  
7 good shakes of hot sauce  
2 cups of thinly sliced green onions, about 2 bunches

If you want it smooth and spreadable: Place garlic clove in food processor and pulse until finely chopped. Add olives, cheese, mayo, horseradish and hot sauce and pulse until combined and homogeneous. Add green onions and pulse 3 times to combine.

If you like it rough and rustic: Mince or press garlic and coarsely chop olives. Add to a mixing bowl with all other ingredients and stir to combine.

### Deviled Eggs State of Mind Public House & Pizzeria, Los Altos and Redwood City

Chef-owner Lars Smith shares a recipe for a classic game day snack: deviled eggs. These creamy eggs feature a bright tang from mustard and vinegar, crunch from pickles and celery, freshness from cilantro and a hint of smokiness from paprika.

Yield: 30 deviled eggs

#### Ingredients

15 large hard-boiled eggs  
½ cup mayonnaise  
¼ cup pickles, chopped  
¼ cup celery, chopped  
1 tablespoon whole grain mustard  
2 tablespoons cilantro, chopped  
½ tablespoon salt  
1 tablespoon Champagne vinegar  
½ teaspoon smoked paprika

For garnish: espelette pepper, pickled peppers, potato chips

Slice eggs in half and place yolks into a food processor.

Place remaining ingredients into a food processor and combine until smooth.

Place mixture into a pastry bag with a star tip and pipe into halved egg whites.

Garnish with espelette pepper, pickled peppers and potato chips. ■

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Courtesy State of Mind  
Lars Smith, chef-owner of State of Mind Public House & Pizzeria, tops his deviled eggs with espelette pepper, pickled peppers and potato chips.

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