

The Almanac

NONPROFIT LOCAL NEWS FOR THE MIDPENINSULA

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Seeger Gray

Fourth of July

Menlo Park turned out on the Fourth of July for a festive and family-friendly day at Burgess Park. See story and more photos on page 8.

Former mayor allegedly embezzled \$2M

Property owners in Menlo Park, Redwood City claim unpaid taxes, falsified records

By Arden Margulis

A former San Carlos mayor or allegedly embezzled more than \$2 million from landlords across the Peninsula while operating his property management company, according to two lawsuits filed in San Mateo County Superior Court and obtained by The Almanac.

"I have been embezzling money from my clients. ... I am so sorry," former Councilmember Andrew "Andy" Klein allegedly wrote by hand after being confronted at a real estate agent's office in Palo Alto on May 19 when his clients discovered missing mortgage and property tax payments.

The lawsuits allege Klein diverted rent, security deposits and other funds entrusted to him by property owners in Redwood City, Menlo Park, Palo Alto, Burlingame, San Mateo, Santa Clara and South San Francisco while operating Klein Property Management, a company he founded in 2023.

Klein did not respond to multiple requests for comment. According to court records, a criminal defense attorney representing the former mayor informed his clients that he was in rehab until June 30 for an undisclosed reason.

A lawsuit filed on June 8 by the owners of six real estate

See **KLEIN**, page 15

Sequoia parents seek to recall three high school district board members

By Jennifer Yoshikoshi

Parents in the Sequoia Union High School District are seeking to recall three of its five board members after a botched effort to recall Trustee Rich Ginn in May. This time, parents were successful in collecting enough valid signatures to file a recall petition against the three board members whose seats are not up for reelection on the November ballot.

"We seek (this) recall to restore transparency, accountability and sound judgment to the Sequoia Union High School District board," wrote proponents in a recall petition notice published in the June 26 issue of The Almanac.

The recall against Ginn, Mary Beth Thompson and Maria Cruz is driven by community members who are dissatisfied with

the "board's lack of accountability and transparency in their role of overseeing the work of Superintendent Crystal Leach," according to a TIDE Rising press release.

TIDE Rising is a parent group that formed in November before the district voted to shut down TIDE Academy, a small STEM-based high school in Menlo Park. The petition notice cited that parents believe the board did not uphold its mandate to use taxpayer dollars to build TIDE's \$50 million campus for alternative education.

TIDE Academy closed in June after six years of operation. The fate of its campus on Jefferson Drive has yet to be disclosed.

The school, which enrolled about 200 students in grades 9-12, became a popular choice for neurodivergent students and students of color who often face social and academic challenges

at larger schools.

Recall proponents also argue that litigation against the district increased under the tenure of the current board members. Recently, the district settled two lawsuits, costing a total of over \$500,000, and is currently facing allegations of staff discrimination and retaliation in other active cases.

In a filed response to the recall notice, Cruz said she believes she is being targeted for being "the only Latina on the board," despite all five board members voting in support of TIDE's closure.

Recall proponents clarified that all trustees who are not up for reelection this year were served with recall papers.

"This is my first term on the board and I came to this role with one clear purpose: to ensure that every student in our district has access to the

resources, support and opportunities they deserve — equitably and without exception," Cruz said.

Thompson wrote in her response, "Hard public decisions are not a failure of oversight. They are part of responsible governance."

Ginn previously told The Almanac in May that while he understands the community's frustration and the desire to pursue a recall, he believes that he is the right person to continue serving on the school board. He refuted claims made by recall proponents that the board did not comply with public deliberation laws and stood strongly behind the board's decision to close TIDE, due to underenrollment.

Rebecca O'Brien, a TIDE parent, said the recall stems from the community's disapproval of the way Leach and the board

operate, alleging the district ignored proposals from TIDE staff and parents to make the school more cost-effective and hired a public relations consultant to plan the closure of TIDE months before it was proposed.

"They declined to do the work to communicate honestly with us and figure things out. This is not how any district constituent should be treated on any issue," O'Brien said.

As required, the notice of intention to circulate a recall petition has been filed and accepted by the San Mateo County Elections Office and has been published in a local newspaper.

Now, parents will have to submit a petition to be approved for circulation in order to gather signatures from at least 20% of voters in each of the districts the three trustees

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Local News

MENLO PARK | AThERTON | WOODSIDE | PORTOLA VALLEY



Courtesy USA Water Polo/Katherine Padilla

Gina Marek takes the ball in the USAWP 2026 Masters National Championships.

Menlo Mavens takes gold at water polo national championships

Winners of women's 40+ division train at Burgess Pool

By Sydney Feldman

On the morning of the final game of the Masters National Championships, water polo player Gina Marek was so nervous that she threw up. Marek, who grew up swimming at Burgess Pool in Menlo Park and playing water polo for Menlo School, joined the Menlo Mavens water polo masters team at Burgess more than two years ago. She said her long history with Menlo

Park, where she was raised, made it especially meaningful.

"It's fun and special for me as a grown up to come back to this community pool and still be having fun with friends and being on the team," Marek said.

On June 21, the Menlo Mavens' Women's 40+ team won its first gold medal at the USA Water Polo's 2026 Masters National Championships. Last year, in the team's first run in the competition, the Mavens' Women's 40+ team won silver.

The tournament — where athletes older than 18 compete in age divisions — took place across the greater Los Angeles area over three days. Seven teams competed in the Women's 40+ division.

Despite their previous success, Michelle Evans said that the team came to this year's competition with low expectations and was surprised at the results.

See **MAVENS**, page 14

Local candidate filing opens July 13 for November election

Menlo Park, Woodside, Atherton seats up for grabs



By Arden Margulis

The nomination period for the November 2026 election will open Monday, July 13, marking the start of the local election season.

Candidates will have until Aug. 7 to file nomination documents with the appropriate election officials. That deadline will be extended to Aug. 12 if an incumbent does not seek reelection.

The San Mateo County Elections Office oversees filings for county supervisor, school board trustee and special district races, while city clerks handle candidate filings for municipal offices. The Elections Office recommends that candidates file early to allow time to resolve any issues.

Depending on the office, some candidates may be required to collect nomination signatures while others only need to

file a declaration of candidacy. Candidates planning to raise funds must also submit campaign finance paperwork.

The San Mateo County Elections Office will host a seminar for prospective candidates on July 22. Additional information, including a candidate guide and filing requirements, is available at smacre.gov/elections.

See **ELECTION**, page 16

Woodside community leader and Antarctic researcher dies at 86

By Jennifer Yoshikoshi

After a lifetime of Antarctic expeditions, international travel and philanthropy, Woodside resident Robert Flint is best remembered in the small town as a pillar of the community. Flint died at age 86 on May 28 after a long battle with Parkinson's disease.

Born on April 4, 1940, in Wilmington, Delaware, Flint graduated from Yale University in 1962 and later made his way to California to work in electrical engineering at Stanford University. The Golden State became the place where he found opportunity, love and community.

His family described him as intellectual, adventurous, supportive and goofy, with a "British sense of humor."

Among his worldwide adventures, Flint held a special place in his heart for Antarctica, a continent he returned to many times for his research with Stanford University. The place was like his "first love," said his daughter Katie Flint.

Her father had the opportunity to travel to the icy south after he applied to a job posting on a bulletin board seeking someone to "maintain complex electromechanical systems in Antarctica, immediately," according to his family.

In 1963, Flint committed to spending a year at Byrd Station in central Antarctica. He was hired to make measurements on a geophysical phenomenon called whistlers, radio waves produced by lightning.

"The reason it's called the whistler is that zap will turn into a whistling sound," said Flint in an interview he did with his daughter Katie in 2012. "By measuring these whistlers at their frequency, you can tell what is going on at the top of the magnetic line, what the particle densities are, so it turns out to be a very interesting tool for studying the magnetosphere."

He also has a mountain in

West Antarctica named after him — Mount Flint.

Both Katie and her mother Susan Flint joked that the work was very technical and neither of them really understood what he was doing on his yearlong expeditions.

Susan was a medical research technologist at Stanford when she met Robert on a blind date after he returned from his second trip to Antarctica in 1967. The couple got married in 1971 and raised their family in Woodside.

In between Robert's travels, he maintained a strong relationship with his hometown through his involvement with the Woodside Community Foundation and Woodside Elementary School District board. He also served on the Sierra Club Foundation board for 16 years.

Flint was an important figure in driving the renovation of Folger Stable, Woodside Community Theatre productions, the creation of the Woodside Community Museum and the Barkley Field project that established Woodside's first municipal park.

"He loved to work with people in the community and the community always wanted the help," said Susan. "He was a professional volunteer. He could get along with anybody."

She said her husband's optimistic spirit and warm personality made for a "very easy, loving life." He didn't dwell on negativity, Susan added, even after spending months in Antarctica's freezing temperatures and experiencing near death incidents during his travels.

Katie said her fondest memories of her father always involve the outdoors, including a backpacking trip they took to Desolation Wilderness in the Sierra Nevada mountains. Her father taught her to appreciate the natural world, inspiring her to become a conservationist, which has become the main pillar in her adult life, she said.

He also set an example on what it looked like to be an active community member.

"He knew a lot of people in

See **FLINT**, page 16

Firefighters clear overheating equipment at Stanford lab

By B. Sakura Cannestra

Smoke from an overheating transformer at Stanford University's SLAC National Accelerator Laboratory set off early-warning fire alarms on Monday, July 6.

The transformer was part of the laboratory's particle accelerator building, which is 2 miles long and runs beneath Interstate 280 between the Sand Hill Road and Alpine Road exits. Stanford operates the lab on behalf of the U.S. Department of Energy's Office of Science, researching a wide variety of physics using advanced X-ray and other technologies.

There were no injuries, and the potential hazard was contained "within minutes," according to SLAC spokesperson Manuel Gnida. The overheated transformer did not catch fire, he said.

The lab sits between Portola Valley, Menlo Park and Woodside. Gnida said the Menlo Park and Woodside fire departments responded to the alarm and cleared the area within an hour.

SLAC's operations and surrounding areas were unaffected by the overheated transformer, he said.

SLAC was founded in 1962 with the construction of the linear particle accelerator,



Courtesy Andy Freeberg & Matt Beardsley / SLAC National Accelerator Laboratory

SLAC National Accelerator Laboratory's Menlo Park campus boasts an array of distinctive and historic buildings, headlined by the 2-mile-long particle accelerator.

which was used to observe and study the smallest materials that make up the universe, subatomic particles. The lab's research expanded in scope over the years, ranging from

astrophysics and cosmology to molecular biology. ■

Email Staff Writer
B. Sakura Cannestra at
scannestra@almanacnews.com.

Woodside horse and rider injured by hit-and-run driver

By Jennifer Yoshikoshi

A Woodside rider and horse were injured after a vehicle struck them from behind and fled the scene around 6:45 p.m. on July 1. The hit-and-run occurred near the intersection of Woodside Road and Hacienda Drive as the victim was riding the horse along the

shoulder of the road, according to the San Mateo County Sheriff's Office.

The rider was transported to a local hospital with what Sheriff's Office officials believe to be non-life-threatening injuries.

Deputies have identified the vehicle involved and its registered owners through witness statements and investigative

tools such as automated license plate readers. The Sheriff's Office said it is continuing to investigate the incident by collecting and reviewing available evidence.

"Collision investigations typically take several weeks to complete," said spokesperson Gretchen Spiker in an email. "Once completed, the case will be submitted to the San Mateo

County District Attorney's Office for review and consideration of any appropriate charges."

Sheriff's Office officials are encouraging anyone who witnessed the collision to contact them at 650-363-4911. ■

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

Cafe faces eviction, lawsuit over unpaid rent

Gregorys Coffee, an East Coast-based chain, opened in April 2025

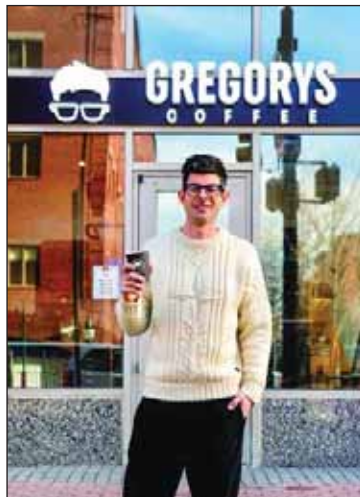
By Riley Cooke

Gregorys Coffee, a relatively new cafe in Stanford Shopping Center, is facing a potential eviction because the property manager claims the company has failed to pay rent for months, according to court records.

The mall's property manager, SPG Center, LLC, previously sued Gregorys for breach of contract in January, alleging the coffee shop did not pay rent, other associated costs or contract work and defaulted on the lease to the tune of \$350,000 by November 2025.

According to the January lawsuit, Gregorys stopped paying rent in February 2025, and in June 2025, the company also failed to cover a mechanic's lien filed by general contractor Lennen Commercial Builders for unpaid work at the site. The initial lawsuit also states that Gregorys made partial rent payments in February, May and June 2025.

Two months after the initial lawsuit was filed, attorneys



Courtesy Gregorys Coffee

Gregory Zamfotis founded Gregorys Coffee in Manhattan in 2006.

representing the coffee shop filed an answer to the complaint disputing the allegations.

"Defendants generally deny each and every allegation in the Complaint and every purported cause of action contained therein," the answer states.

On June 11, SPG Center filed an unlawful detainer with the Santa Clara County Superior

Court in an effort to evict Gregorys from the premises, citing the same allegations of unpaid rent and other fees.

About two weeks earlier, on May 26, the landlord sent a 72-hour notice to Gregorys to pay rent or quit. The coffee shop did not comply with the notice or pay the balance due, which now totals just under \$74,000, according to court documents.

SPG Center is now asking the court to let them evict Gregorys and compel the cafe to pay the amount they say is owed, in addition to covering attorney fees.

Gregorys has not yet issued a response to this second lawsuit, according to publicly available court filings.

The coffee shop opened in the Stanford Shopping Center in April last year in what was once a Starbucks location. At the time, it was the second Gregorys location in California, with the majority of the chain located in the northeast part of the country. Its branding focuses on "seeing coffee differently," according to previous reporting

by this publication.

"We take our coffee seriously, but we don't take ourselves too seriously," René Puerta, director of marketing, told this news organization last year.

The company was founded in Manhattan in 2006 by Gregory Zamfotis and has around 50 locations nationwide.

According to court documents, SPG Center signed a six-year lease with a subsidiary of Gregorys called Stanford Shopping Center Coffee and Bakery, LLC, in 2024. Gregorys is listed as a guarantor of the lease.

The lease, which is available in court records, shows that the annual base rent was about \$188,000, with annual increases each year. This amounted to around \$15,666 per month in 2024.

In addition, the terms of the lease outline how Gregorys is also responsible for water, fixed operating costs, real estate taxes and sewage, which are treated as additional rent costs. ■

Email Staff Writer Riley Cooke at
rcooke@almanacnews.com.

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NEWSROOM

Editor Andrea Gemmet, 223-6537,
agemmet@almanacnews.com

Staff Writers

Arden Margulis, amargulis@almanacnews.com
Jennifer Yoshikoshi, jyoshikoshi@almanacnews.com

Print & Lifestyle Editor Linda Taaffe,
223-6511, ltaaffe@almanacnews.com

Arts & Entertainment Editor

Heather Zimmerman,
hzimmerman@almanacnews.com

Features Editor Julia Brown, 223-6531,
jbrown@almanacnews.com

Food Editor Adrienne Mitchel,
amitchel@almanacnews.com

Audience Engagement Lead Zoe Morgan,
223-6519, zmorgan@almanacnews.com

Lifestyle Assistant Editor Karla Kane,
kkane@almanacnews.com

Visual Journalist Seeger Gray,
sgray@almanacnews.com

Embarcadero Media Foundation

Staff Writers

Hannah Bensen, hbensen@almanacnews.com
B. Sakura Cannestra, scannestra@almanacnews.com

Christina Casillas, 223-6510

Riley Cooke, 223-6524

Emily Margaretten, 223-6517

Emma Montalbano, 223-6535

Miranda de Moraes, 223-6533

Lisa Moreno, lmoreno@almanacnews.com

Editorial Interns

Sydney Feldman,
Samhita Krishnan, Anya Motwani,
Dylan Ryu, Ellis Yang

Photography Intern

Michael Molcsan
Contributors Kate Daly, Ashwini Gangal,
Neil Gonzales, Maggie Mah

ADVERTISING

Major Accounts Sales Manager

Connie Cotton, 223-6571

Multimedia Advertising Sales

Elaine Ogden, 223-6572

Real Estate Manager

Neal Fine

ADVERTISING SERVICES

Advertising Services Manager

Kevin Legarda, 223-6597

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3525 Alameda De Las Pulgas,
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■ Email news and photos with captions
to: Editor@AlmanacNews.com

■ Email letters to:

Letters@AlmanacNews.com

■ Advertising: (650) 223-6597

■ Start/stop paper delivery:

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Property values rise in San Mateo County

County growth roughly flat from last year

By Hannah Bensen

The San Mateo County assessor's office announced July 6 that the assessed value of San Mateo County climbed to a record \$357.6 billion, or 4.85% more than last year's assessed value. That's roughly in line with last year's growth rate.

Menlo Park had the second-highest growth rate of any city in the county at 6.96%, while Woodside and Atherton were also higher than the county growth rate of 6.91%, at 6.71% and 6.91%, respectively, according to numbers released by the office of San Mateo Assessor-County Clerk-Recorder Mark Church. Redwood City saw one of the lower rates of growth in the county, at 3.59%.

The assessment roll serves as the foundation for local property tax revenues, which fund public services. The total net assessed value includes all real, business and personal property as of Jan. 1, of this year.

"Every increase in assessed value translates into resources that directly benefit residents," Church said in a press release. "Property taxes support the schools our children attend, the public safety services our communities rely upon, and the infrastructure that sustains our quality of life."

According to the county's report, approximately 1% of the assessment roll supports public services funded by the property tax base, amounting to \$3.58 billion in revenue. Approximately 51% of revenue, or about \$1.8 billion, is allocated to schools, 25% to the county, 16% to cities, 7% to special districts, and 1% to former redevelopment agencies.

The growth rate for the past two years has been more modest than that from 2013 to 2024, and it reached a high of 8.34% in 2022.

"The Assessment Roll reflects the health of the County's overall property tax base, not the tax bill of any one homeowner," said Church over email. "Every property has its own assessment history, and California law provides important taxpayer protections."



Courtesy Garry Belinsky

Development activity in San Mateo County was led by construction life science and office projects, including the 200,000 square-foot lab and office space at 200 Twin Dolphin Drive.

Sources of tax roll growth

Despite a year characterized by "economic crosscurrents," San Mateo County posted its 16th consecutive year of assessment roll growth.

Of the \$16.8 billion increase from last year's assessment roll, 61% was driven by new construction. In 2025, the county tracked 4 million square feet of major development projects — those over 80,000 square feet. Development activity was led by life science and office projects, including the 200,000-square-foot lab and office space at 200 Twin Dolphin Drive in Redwood City and the mixed-use office and residential space at Elco Yards in Redwood City.

Residential properties were another key source of growth for the county. While high mortgage rates have discouraged home selling, the county has seen residential property values increase due to "another Bay Area cycle of wealth creation tied to artificial intelligence, advanced technology, and related equity markets," the press release said.

Home value appreciations, however, are tempered by Proposition 13. Under the proposition, approved by voters in 1978, a property's assessed value generally cannot increase by more than 2% per year or the rate of inflation, whichever is lower, unless the property is reassessed because of new construction or a change in ownership. Proposition 8, also approved by voters in

1978, allows county assessors to temporarily reduce a property's assessed value when its market value falls below its assessed value under Proposition 13. This reduces the amount of taxes a property owner is required to pay.

Of the 7,400 properties evaluated by the assessor's office last year for potential value declines, 6,572 qualified for a reduction because their assessed value exceeded their market value. These lower valuations result in a \$3.5 billion temporary reduction in value, according to the county's report.

In Menlo Park, 220 residential properties lost a combined \$96 million in temporary value. Due to the decrease, Menlo Park lost \$437,000 from its share of the 1% property tax. In Redwood City, 516 properties saw a \$154 million in temporary value reductions, for a \$299,000 loss.

"The Assessment Roll is essentially a snapshot of economic activity over time," Church said in an email. "We'll be watching several key factors, including interest rates, inflation, housing affordability, property sales, new construction, commercial real estate, and business investment." ■

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.

RECALL

continued from page 1

represent. If there are enough valid signatures, all three board members will be up for recall vote in an upcoming election.

The district will foot the bill for funding the election if the recall moves forward. Thompson and Cruz said they

are concerned about the use of district resources if the election needs to be held.

"Forcing this recall will cost SUHSD taxpayers hundreds of thousands of dollars. That is money that belongs in our classrooms, not funding a political agenda," said Cruz.

For their part, parents in TIDE Rising questioned why board

members recently approved a salary increase for Leach when there are concerns about "wasting resources." During the June 17 board meeting, Leach's annual base salary was raised by \$15,000 from \$352,000 to \$367,000. ■

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

REAL ESTATE Q&A

by Monica Corman



What If An Easement Is Not On the Title Report?

Dear Monica: I just found out that there is an easement on my property that was not on the title report I received and approved. What recourse do I have?
Charles C.

Dear Charles: If you bought title insurance, an unlisted easement is covered by your policy. There are several reasons why an easement was not on the title report when you bought the house. Easements are usually recorded at the time of creation, but there could have been clerical errors or the title search was done before the easement was recorded.

Easements are a common source of title disputes and claims. Most easements are permanently tied to a property, so each new homeowner may be subject to an existing easement, whether they know about it or not. It's best to always buy title insurance to protect from a host of issues including unlisted easements.

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Clockwise from top left: Arin Naigonkar, 11, plays “The Star-Spangled Banner” on electric guitar during the city of Menlo Park’s Fourth of July celebration at Burgess Park in Menlo Park on July 4; a child wearing red, white and blue eats in a decorated wagon; Circus Bella member Mia Fan performs suspended on a rope. Below: Members of Circus Bella wave to the audience.

Menlo Park celebrates Fourth of July with parade, circus

By Arden Margulis | Photos by Seeger Gray

Menlo Park marked the 250th anniversary of the signing of the Declaration of Independence with a celebration that drew families to Burgess Park for a DIY parade, picnic and open-air circus performances.

A Fourth of July “people parade” kicked off the event outside the Arrillaga Family Gymnasium, where children on red, white and blue-decorated bikes rode alongside neighbors pulling wagons and city officials walking shoulder-to-shoulder with Menlo Park police officers and costumed characters.

After the parade, crowds spread out across the park’s lawn and picnic areas as Circus Bella took the center stage for the second year in a row.

The local troupe gave two performances of “AH HA!,” a 60-minute show with acrobatics, clowning and live music. Performers drew cheers from the all-ages audience with physical comedy routines and aerial feats as Circus Bella’s All-Star Band performed live music.

For would-be picnickers who arrived empty-handed, food trucks offered plenty of options for lunch and there were free zero-waste picnic supplies provided through a city grant to environmental nonprofit 350 Silicon Valley. The reusable dishware and sorting stations were part of a broader effort to reduce waste at large community events.

The celebration, organized by Menlo Park’s Library and Community Services Department, was billed as both an Independence Day gathering and a recognition of California’s 175th year of statehood.

This year’s event was sponsored by American Medical Response and Menlo Swim and Sport. ■

Email Staff Writer Arden Margulis at amargulis@almanacnews.com.



Sunnyvale man sues ICE, alleging violent arrest and medical neglect

Ulises Peña Lopez was hospitalized in Mountain View following his February 2025 arrest

By Emily Margaretten

A Sunnyvale man who suffered an acute medical emergency following his arrest by immigration authorities last year filed a federal lawsuit on July 6 alleging civil rights violations.

Ulises Peña Lopez and his family are seeking damages for what they describe in the lawsuit as a “cascade of harms,” resulting from a “violent ICE arrest” in which “officers began kicking and beating Ulises, punching him in the ribs, stomach, arms, legs and neck.” He was subsequently transported by ambulance to El Camino Hospital in Mountain View.

Lopez then spent more than six months in immigration detention, where he was subjected to further mistreatment and medical neglect that left him severely disabled, according to the lawsuit, which was filed with the U.S. District Court for the Northern District of California. Lopez was ultimately deported to Mexico.

“This (lawsuit) is part of a broader context of heightened immigration enforcement



Courtesy GoFundMe

Ulises Peña Lopez, right, is suing the federal government after his arrest by ICE last year.

around the Bay Area and the Central Valley,” Elena Hodges, co-director of Pangea Legal Services and an attorney representing Lopez, told this news organization. “People are being brutalized during enforcement actions and then spirited away to these remote detention centers.”

The lawsuit names the Department of Homeland Security, Immigration and Customs Enforcement and GEO Group and CoreCivic, two private prison contractors, as defendants.

In an emailed statement, a DHS spokesperson denied the lawsuit’s allegations.

“In accordance with established ICE policies and their training, staff always use the minimum amount of force to safely deescalate situations,” said the spokesperson, who declined to give their name.

The spokesperson also claimed that Lopez, a Mexican citizen who was living in the United States without authorization, had prior arrests in the U.S.

for “terroristic threats, domestic violence, cruelty toward a child, DUI, aggravated assault with a weapon, and contempt of court.” The spokesperson did not immediately respond to a request to provide documentation of these charges.

According to Lopez’s attorney, the Department of Homeland Security is overstating his criminal history. Hodges told this publication that Lopez had “four convictions total, all nonviolent” and that he “was sentenced to one day of jail time total across all the cases.”

“DHS cannot use Ulises’s criminal legal history as cover for severe, pervasive violations of his civil and disability rights,” Hodges said in an email. “When a community member serves their time in prison or jail and earns their release, they should be allowed to reunite with their family and contribute to our communities.”

Arrest and hospitalization

In February 2025, Lopez was arrested by ICE outside his home as he was leaving for work. According to the lawsuit, about a

dozen agents surrounded Lopez’s truck, blocked him from leaving and ordered him to step out of the vehicle. Lopez complied and did not resist arrest, the lawsuit said.

During the arrest, an officer allegedly placed a gun to Lopez’s head while others “forced him to the ground” and “rammed him against the car while beating him with closed fists, striking multiple blows to his ribs and neck,” the lawsuit said.

The incident was witnessed by Lopez’s wife and 3-year-old daughter. Lopez’s wife, a U.S. citizen, informed ICE officers that her husband had a chronic

See ICE, page 10

LEHUA GREENMAN



“Some people want it to happen, some wish it would happen, others make it happen.”

650.245.1845 COMPASS

Trade Traffic for Waterfront Living

Less than an hour from the East Bay, Delta Coves is attracting Bay Area homebuyers seeking a waterfront lifestyle surrounded by open space and natural beauty. Located on Bethel Island at the gateway to more than 1,000 miles of California Delta waterways, the private community features a swimmable lagoon, private boat docks and resort-style amenities. Homes by Blue Mountain Communities and Davidson Communities range from approximately 1,600 to more than 4,000 square feet, with prices from the \$500s to the \$2 millions. Residents enjoy boating, paddleboarding, fishing, fitness facilities, social events and year-round recreation on and around the water.



Read the spotlight



ICE

continued from page 9

medical condition, related to a work injury from lifting heavy objects. The condition — a vertebral artery dissection that could lead to a stroke — was being managed with medication and neurological monitoring, the lawsuit said.

Soon afterward, Lopez was put in a transport vehicle by ICE agents. During the drive, Lopez started to convulse, causing the driver to pull into an alley, the lawsuit said. Officers then took Lopez, who was handcuffed, out of the vehicle. Lopez fell to the ground, striking his head, the lawsuit said.

The suit alleges that officers beat, kicked and hurled profanities at Lopez while he was on the ground. One officer allegedly put his hand on Lopez's throat and cut off his air supply. According to the lawsuit, Lopez lost consciousness twice. Paramedics were then called in to assist Lopez, taking him to the emergency room at El Camino Hospital in Mountain View.

While hospitalized, Lopez was shackled to his bed and "subjected to intimidation" by ICE officers, preventing him "from receiving care with full doctor-patient confidentiality," according to the lawsuit.

Lopez was also denied access to his attorney for "multiple hours" and when the attorney was allowed to meet with Lopez, the visit occurred in the presence of two armed officers, the lawsuit said. Lopez's wife was also not allowed to see her husband until 30 hours after he was admitted to the hospital, the lawsuit said.

Golden State Annex and California City

After one night at El Camino Hospital, Lopez was discharged and transferred to the Golden State Annex in McFarland, an immigration detention center owned and operated by GEO Group, a private prison company headquartered in Boca Raton, Florida. There have been allegations of rights violations and abuses at the facility, including over-disciplining of detainees and poor physical and mental health care, according to a recent report from the California Department of Justice.

The lawsuit alleges that Golden State Annex staff "failed to perform an adequate health and disability screening, or determine what accommodations he would need based on his disabilities."

One day later, Lopez collapsed in the recreation yard of the facility, after experiencing chest pain, trouble breathing and neurological symptoms, and was

transported to a hospital. Lopez was discharged later that day with instructions for follow-up treatment but that treatment was never provided, according to the lawsuit.

Afterward, Lopez was placed in "segregated housing" for 24 hours, which is medical isolation used in situations involving communicable disease or a high risk of violent behavior, the lawsuit said. The lawsuit claims the hold further isolated Lopez and served as punishment for having medical and disability-related needs.

The lawsuit documents other alleged violations of ICE guidelines, including confinement for 18-20 hours per day, freezing temperatures, lights left on all night and denial of phone and outdoor access. Lopez was also subject to ridicule, taunts and profanities from staff for his disabilities and for the media attention around his legal case, the lawsuit said.

The lawsuit also states that Lopez's request for medical care and accommodations related to his disabilities was routinely ignored, delayed or denied. As a result, Lopez's "vascular injury progressed with new and worsening symptoms," the lawsuit said. Those symptoms included headaches, eye pain, hearing loss, insomnia, nightmares, blurry vision, back pain and difficulty walking. Lopez now uses a cane

to walk, which he did not need prior to his arrest or detention, the lawsuit said.

GEO Group did not respond to a request for comment about the lawsuit's allegations.

A DHS spokesperson said that any claims of "subprime medical care at ICE facilities" was false and that it is "longstanding practice to provide comprehensive medical care" once a person enters ICE custody.

"This includes medical, dental, and mental health services as available, and access to medical appointments and 24-hour emergency care," the spokesperson said in an emailed statement.

In August 2025, Lopez was transferred to a recently opened immigration detention center in California City, operated by CoreCivic, another private prison company. In November, a separate class-action lawsuit was filed against the facility by detainees, alleging "dire" conditions.

Ryan Gustin, a CoreCivic spokesperson, told this publication that the company did not typically comment on active litigation, referring to the Lopez lawsuit. However, he noted that "the safety, health and well-being" of detainees is a "top priority" for the company.

"We take seriously our responsibility to adhere to all applicable detention standards and policies that our government partners expect of us at our California City facility," Gustin said in an emailed statement. "An onsite ICE Detention Standards Compliance Officer ensures we follow their strict standards and policies. All our facilities are subject to robust oversight and accountability measures."

Gustin added that "facility staff work to ensure that accommodations are provided" for people with disabilities.

However, the lawsuit contends that Lopez continued to experience inadequate medical care and treatment that violated his rights, including temporarily confiscating his cane and withholding daily pain and heart medication for weeks at a time, or giving incomplete doses.

Lopez's hearing, vision and mental health continued to decline at the detention center, the lawsuit said. Similar to the

Golden State Annex, staff taunted and yelled at him and threatened him with solitary confinement for his disabilities, according to the lawsuit.

Deportation and damages

In October 2025, Lopez was deported to Mexico. Because of his visual and auditory disabilities, Lopez could not read or understand the legal paperwork, and he was forced to sign the deportation papers, the lawsuit said. Officials also allegedly took away Lopez's cane and provided him with a small supply of medication, the lawsuit said.

Since his deportation, Lopez has been living in hiding because he fears being tortured and killed, the lawsuit said. Lopez's daily life in Mexico has been impaired by his disabilities, which continue to worsen, and he requires surgery that would cost roughly \$23,000-\$32,000, according to the lawsuit. The surgery is the direct result of the ICE arrest and his treatment at the immigration detention centers, the lawsuit alleges.

Lopez's wife and child also have experienced severe emotional distress and financial hardship since his arrest and deportation, the lawsuit said. Lopez was the sole income earner for the family prior to the arrest. His wife is now working, but the income is still less than what her husband once earned, the lawsuit said.

Lopez and his family are seeking unspecified compensatory and punitive damages, as well as payment to cover their attorney fees. The lawsuit also seeks a declaration from the defendants acknowledging that they failed to provide reasonable accommodations for Lopez's disabilities while he was detained and that the conditions in the detention facilities were unconstitutional.

"They see this case as bigger than themselves and their family," Hodges said. "Their hope is to just continue to fight on behalf of their whole community... This family really wants to contribute to the movement to make sure this doesn't happen again to anybody else." ■

Email Staff Writer Emily Margaretten at emargaretten@almanacnews.com.

Menlo Park Mid Year Market Report

January 1, 2026 - June 30, 2026

Rossetti Realty Inc.

TOP 10 SALES*

1. \$13,500,000 1650 Oak Avenue	2. \$13,100,000 2171 Clayton Drive	3. \$12,000,000 1806 Doris Drive	4. \$11,750,000 2319 Warner Range Avenue
5. \$11,125,000 1147 Windsor Way	6. \$9,600,000 1245 Bay Laurel Drive	7. \$9,500,000 1440 Bay Laurel Drive	8. \$9,495,000 1335 N Lemon Avenue
9. \$8,950,000 2316 Loma Prieta Lane	10. \$8,175,000 740 Windsor Drive		

ACTIVE LISTING

MY 26: 254
MY 25: 258
-2%

PENDING LISTING

MY 26: 192
MY 25: 176
9%

SOLD LISTING

MY 26: 184
MY 25: 156
18%

AVERAGE SALES PRICE

MY 26: \$3,801,234
MY 25: \$3,450,493
10%

AVERAGE SALES PRICE/SQ FT

MY 26: \$1,663
MY 25: \$1,575
6%

AVERAGE SOLD DAYS ON MARKET

MY 26: 19
MY 25: 19
0%

MONTHS OF INVENTORY

MY 26: 1.10
MY 25: 2.00
-45%

If no further homes/condos were to come to market, the units would be SOLD OUT of residential real estate in the number of MONTHS shown

SALE/LIST PRICE

MY 26: 104.30%
MY 25: 102.90%
1%

30 YEAR MORTGAGE RATE

MY 26: 6.57%
MY 25: 6.87%
-4%

4/21/2025 6.87% 4/21/2026 6.57%
Source: Bankrate

★ Jan - Jun 2026 vs Jan - Jun 2025

*MY: Mid Year
**Source: MLS listings for Single Family Properties | Townhomes | Condos

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811 PAULSON CIRCLE MENLO PARK



SOPHISTICATED LIVING IN SOUGHT-AFTER NEIGHBORHOOD

Nestled within the peaceful and inviting community of Linfield Oaks, this beautiful home showcases timeless traditional architecture, exceptional curb appeal, and a welcoming entrance framed by classic columns and attractive landscaping. Spanning more than 2,400 square feet across two levels, the light-filled interiors feature hardwood and carpeted floors, soaring ceilings, numerous built-ins, and an airy ambiance throughout. Designed for both comfortable living and effortless entertaining, the home offers elegant gathering spaces that include a living room with a fireplace, a formal dining room, a well-appointed kitchen with top-tier appliances, and a family room that opens seamlessly to the backyard. The upper level is anchored by a spacious landing that extends to a large balcony and provides access to all three bedrooms, including the luxurious primary suite with a spa-inspired bathroom. A trellis-covered patio and built-in grill create a wonderful setting for outdoor dining and relaxation, while air conditioning and a two-car garage add everyday convenience. Combining a serene neighborhood setting with exceptional accessibility, this home is located just moments from both downtown Menlo Park and Palo Alto, close to beautiful parks, numerous commuting options, and top-ranked schools (buyer to verify eligibility).

OPEN HOUSE WITH LIVE MUSIC

SAT & SUN 1:30 PM - 4:30 PM

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Set on a magnificent 1.09-acre lot in Atherton's coveted Lindenwood neighborhood, this exceptional property offers an outstanding opportunity to create a legacy estate or enjoy a charming home filled with warmth and character. Majestic trees dot the park-like grounds, providing remarkable privacy while framing expansive sunlit spaces that offer endless possibilities for outdoor living, recreation, and future expansion. The generous lot size allows for the construction of a substantial new residence while still preserving the feeling of a private retreat with resort-like surroundings.

Beyond the property itself, Lindenwood is cherished for its tree-canopied streets, winding roads, and lush landscaping that evoke a timeless sense of elegance and community. Just minutes from downtown Menlo Park and Palo Alto, Stanford University, and Sand Hill Road, the location also offers convenient access to major commute routes, two international airports, parks, and highly regarded public and private schools. Whether envisioning a new dream estate or appreciating the home's existing charm, this is a unique chance to own one of Atherton's most desirable parcels in an exceptional setting.

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Listed at \$7,488,000

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After nearly a century, landmark Maryknoll Seminary sells for \$43M

By Linda Taaffe

A century-old Catholic seminary overlooking Interstate 280 in Los Altos has sold for \$43 million, marking a new chapter for one of the Peninsula's most distinctive hillside landmarks.

Since 1926, Maryknoll's green-roofed bell tower, with its upturned eaves and rooflines inspired by traditional Chinese architecture, has stood above the hills as a familiar sight for motorists traveling along the highway.

Built as part of the neighboring St. Joseph's Seminary campus, the 57-room, roughly 405,000-square-foot complex originally housed seminarians preparing for missionary work. Operated by the Catholic Foreign Mission Society of America, it later became a retirement residence for Maryknoll priests and brothers, though it

has not been used as a residence in recent years.

According to the San Jose Mercury News, Saint Therese Holdings LLC, an entity linked through state business records to attorney, entrepreneur and former vice presidential candidate Nicole Shanahan's Bia-Echo Foundation, acquired the 29.2-acre property at 23000 Cristo Rey Drive in an all-cash transaction on June 9. Shanahan, the former wife of Google co-founder and Los Altos resident Sergey Brin, founded the nonprofit Bia-Echo Foundation in 2019.

The Maryknoll property sits in unincorporated Santa Clara County but is pre-annexed into Cupertino. It borders Rancho San Antonio Open Space Preserve, part of land sold to Santa Clara County Parks by St. Joseph's Seminary in 1977 and 1981.

The complex includes 54 ensuite bedrooms, a chapel and



Courtesy Google Maps

The top of the bell tower at Maryknoll Seminary rises behind the hills along Interstate 280 in Los Altos.

sacristy, a commercial kitchen, dining halls, administrative offices, conference rooms, laundry facilities, a barber shop, a woodworking shop and maintenance areas, according to Sequoia Realty Service's sales listing.

Architecturally, the campus

blends Mission, Asian, Baroque and Romanesque styles, with interconnected wings, towers and covered arcades creating a village-like layout. The listing describes the property as having "strong flavors of Spain, Italy and the Orient." Its rooflines and other architectural details

were reportedly designed to reflect the Asian landscapes and other regions where Maryknoll missionaries served.

Although marketed primarily as a private residence, the listing notes that the property could also be adapted into a family compound or redeveloped, subject to local approvals.

The property gained national attention after it was listed for \$1 last November as part of a marketing strategy designed to generate interest before ultimately selling for its market value, according to Realtor.com.

The campus sustained significant structural damage during the 1989 Loma Prieta earthquake, and its bell tower had to be shortened and repaired, but its rooftop remains visible from the highway. ■

*Email Print & Lifestyle Editor
Linda Taaffe at ltaaffe@almanacnews.com.*

MAVENS

continued from page 5

"The teams were tough this year," Evans said, "(and) everyone who was competing was really, really good. And so when we won, it was just this almost disbelief, but also, I was in awe of what we achieved."

One of the teams the MAVens faced was the Olympic Club, which is known for high performance. In the final game at Mt. San Antonio College in

Walnut, California, the MAVens battled the Orange County-based Riptide Aquatics' team, beating them by 4 points.

In the Women's 40+ division, each game consists of four, seven-minute periods. As is standard practice in water polo, to kick off the quarter, the ball is thrown into the center of the pool, and at the screech of a whistle, the match begins with each team racing to capture the ball.

"It's seven minutes of constant

swimming, physical wrestling with other players, and just utter movement," said Carrie Holmberg.

Holmberg, who has been with the MAVens for 15 years, said players are often "fierce," and the game, a contact sport, can become quite physical. She said injuries like jammed fingers and blows to the face that can result in a broken nose are common, but the athletes frequently choose to tough it out and keep swimming.

The MAVens practice every Sunday at Burgess Pool in Menlo Park. For two hours, team members engage in scrimmages where players match up based on skill level. But the training doesn't end there — outside of organized sessions, they are expected to swim and lift weights on their own to build the strength needed for water polo.

Many of the women on the team balance their regimen with jobs and families.

"It was so exciting because it's a lot of different women that are achieving all these different things in their lives other than water polo ... to have this additional goal we worked toward and achieved was just really special," said Marek, who is a partner at the prominent law firm Orrick.

When the MAVens won, Evans couldn't stop smiling. "(I was) elated," she said.

Evans, who plays goalie, drives

from her home in Morgan Hill each week to attend the MAVens' practices. "I'm grateful to have the opportunity in my 40s to keep competing at a high level ... there's not a lot of sports where you get to keep doing this," she said.

Team captain Nancy El-Sakkary, a Stanford water polo alum who now works at Google, said she appreciated the opportunity to play on a team competitive enough to enter tournaments and called the championship an "amazing experience."

"This is our first major win as a team, so it really felt rewarding to be able to come away with the championship because I think it recognizes the trust we put in each other to show up and prepare and keep building on past years' experience," El-Sakkary said. ■

*Email Editorial Intern Sydney
Feldman at sfeldman@almanacnews.com.*



Photos courtesy USA Water Polo/Katherine Padilla

Above: The Menlo MAVens' Women's 40+ team won gold at the Masters National Championships in June. Right: Nancy El-Sakkary (left) and Michelle Evans (right) of the Menlo MAVens water polo team based at Burgess Pool in Menlo Park.



KLEIN

continued from page 1

companies with more than 200 apartment units alleges Klein and his company stole at least \$1.91 million while serving as their property manager. The owners accuse him of breach of contract, breach of fiduciary duty, financial elder abuse, and other claims. They have successfully obtained a court order allowing them to seek attachment of assets totaling nearly \$2 million while the case proceeds.

A separate lawsuit filed June 25 by Andrews-Bloom Investments LLC alleges Klein improperly withdrew an additional \$226,000 from savings accounts holding money for three South San Francisco apartment properties, concealing the withdrawals by providing falsified financial records and altered bank statements.

The lawsuits do not specify whether Klein admitted to embezzlement from other properties not included in the suits.

Klein joined the San Carlos City Council in 2009 and was appointed mayor in June 2011 following the sudden death of his predecessor, Omar Ahmad. Just one month before becoming mayor, Klein was arrested on suspicion of DUI while returning home from Ahmad's funeral. The San Mateo County District Attorney's Office later declined to file charges after his blood alcohol level was found to be 0.07%, slightly below the legal limit of 0.08%.

Nearly a year later, in April 2012, Klein resigned from the City Council, citing an impending divorce and his struggle with alcoholism. Since then, Klein has remained active in the San Carlos community, currently serving as president of the board of the Museum of San Carlos History and previously serving as a volunteer at the Community Foundation of San Carlos.

Klein was caught driving under the influence in 2023 and pleaded no contest as part of a plea deal that ordered him to complete a first-time offenders program.

As a property manager, Klein was responsible for collecting income and paying expenses in trust accounts on behalf of property owners. Instead, the lawsuits say he diverted more than \$2 million from those accounts while concealing the transfers through false accounting records, misleading owner statements and inaccurate financial reports.

The June 8 lawsuit says the alleged scheme began to unravel when Nikki Langendorf, whose father owns an apartment complex in Redwood City, discovered that a required \$50,000 mortgage payment had not been made and that a property tax installment was delinquent. When she questioned Klein, the lawsuit alleges he initially blamed an assistant before later admitting he had been



Courtesy San Carlos Community Foundation

Former San Carlos Mayor Andy Klein is accused in two lawsuits of embezzling more than \$2 million from his property management clients.

embezzling from clients.

Klein allegedly followed up the next day with an email acknowledging at least \$238,885 in missing funds from Langendorf's father's property, while noting that his review was incomplete. Langendorf later identified another unexplained \$100,000 transfer from the property's accounts, according to the complaint.

The bank statements from several clients allegedly showed that funds were being directed into a U.S. Bank account. However, when the clients asked Klein to provide the statement for that account, he reportedly said doing so would send him to prison, according to the lawsuit.

In addition to the stolen funds, Klein's mismanagement may expose the landlords to civil liability and create confusion for tenants, attorneys for the property owners said. California law requires that security deposits be returned within 21 days of tenants moving out.

Shabati Evan, one of the owners of a multifamily residential property in Santa Clara, described the issue in a sworn declaration.

"We have new tenants who have signed leases with (Klein) before we learned of his embezzlement, and those tenants are requesting to move into their leased premises, claiming they paid a security deposit, as well as the first month's rent. We have no record of such funds being received; they are not accounted for," Evan wrote in a sworn declaration. "We now must allow them to move in anyway or risk liability for not timely tendering possession to them."

Judge Mark McCannon granted a request by the plaintiffs in the June 8 lawsuit to attach \$1.9 million in Klein's assets, which

could be used to satisfy any future judgment. McCannon granted the request after finding that the plaintiffs were likely to succeed in the lawsuit and that there was a risk the assets could be hidden or destroyed.

The June 25 lawsuit brought by Portola Valley resident Janet Andrews Howes' real estate company alleges that after Klein resigned on May 21, citing a "serious medical issue," she learned he stole more than \$200,000.

When the person who recommended Klein to Andrews Howes said that he admitted to stealing from his clients, she initially doubted Klein could have embezzled from her family-owned real

estate company, Andrews Howes said in an interview.

"I had been watching closely, so I didn't think that could happen to us," Andrews Howes said. But when she brought copies of statements Klein had provided showing balances of more than \$250,000, a bank vice president told her the account held only around \$25,000.

"We are bitterly disappointed to learn that you have been violating our trust all along," Andrews Howes' family emailed Klein later that day after confirming the alleged fraud.

According to Andrews Howes' sworn declaration, her bank was familiar with Klein. When she arrived, a Citizens Business Bank employee allegedly had a large, dedicated three-ring binder labeled "Klein Management." The bank's vice president also mentioned that the bank had to close 16 other accounts associated with Klein. Andrews Howes' lawsuit alleges Citizens Business Bank should have known to inform Andrews Howes; Citizens Business Bank is not a party to the suit.

As of July 2, the San Mateo County District Attorney's Office had not received any case related to Klein's alleged embezzlement, according to District Attorney Steve Wagstaffe. The lawsuits reference an ongoing criminal investigation by an unnamed agency. The San Mateo County Sheriff's Office declined to comment and the Palo Alto Police Department said it had not received a complaint involving the allegations. ■

Email Staff Writer Arden Margulis at amargulis@almanacnews.com.



25933 ALICANTE LANE, LOS ALTOS HILLS

Listed at \$7,988,000

25933Alicante.com

Ken DeLeon | 650.300.0888 | DRE #01854880
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EQUAL HOUSING OPPORTUNITY

OBITUARIES

Local residents who died recently include:

Kuniko Ikemori Okamoto, 94, of Palo Alto, who was a secretary-bookkeeper, a speech therapist and eventually fulfilled her childhood dream of opening and managing an ice cream and candy store, which was visited by Julia Child, died on April 26, 2026.

Elizabeth Cowell, 89, of Palo Alto, who was an active player at the Palo Alto Bridge Club and became a Bridge

Life Master and a Bronze Life Master, and who loved to travel and was an early visitor to the People's Republic of China in the 1980s. She died on May 29, 2026.

Stacey Burkholder, 48, of Palo Alto, died on June 22, 2026, after a battle with cancer.

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

Public Notices

REALLY GOOD REMEDIES INC.
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HERBAFLU INC.
FUTURHERB INC.
FICTITIOUS BUSINESS NAME STATEMENT
FILE NO.: M-303995
The following person (persons) is (are)
doing business as:
1.) REALLY GOOD REMEDIES INC. , 2.) REALLY
GOOD ORTHOTICS INC. , 3.) HERBAFLU INC.
, 4.) FUTURHERB INC. , located at 214 De
Anza Blvd, San Mateo, CA, 94402. Mailing
Address: 380 Hamilton Ave #507 Palo Alto,
CA 94301
Registered owner(s):
REALLY GOOD WORLD INC.
380 Hamilton Ave #507
Palo Alto, CA 94301
State of Incorporation/Organization: CA
This business is conducted by: a
Corporation.
Registrant has not yet begun to transact
business under the fictitious business
name(s) listed above.
This statement was filed with the County
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FILE NO.: M-304179
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SOLIVANA RESEARCH INSTITUTE , 3.) MADE
BY SOLIVANA , 4.) NATASHA BERNESS , 5.)
SOLIVANA , located at 1922 el camino real,
Redwood City, CA 94063.
Registered owner(s):
INNER LIGHT WELLNESS LLC
1401 21st street suite r
Sacramento, CA 95811
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.
This statement was filed with the County
Clerk-Recorder of San Mateo County on
June 16, 2026.
(ALM Jun 26, Jul 3, 10 and 17, 2026)

JENNTLE ESTHETICS
FICTITIOUS BUSINESS NAME STATEMENT
FILE NO.: M-304260
The following person (persons) is (are)
doing business as:
1.) JENNTLE ESTHETICS , located at 126
SERRAMONTE CENTER, SUITE 766 #26,
DALY CITY, CA 94015. Mailing Address: 1559
SLOAT BLVD. SUITE B, PMB #162
SAN FRANCISCO, CA 94132
Registered owner(s):
JENNTLE ESTHETICS LLC
1559 SLOAT BLVD. SUITE B, PMB #162
SAN FRANCISCO, CA 94132
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.
This statement was filed with the County
Clerk-Recorder of San Mateo County on
June 25, 2026.
(ALM Jul 10, 17, 24 and 31, 2026)

FINGERHUT ELECTRIC
FICTITIOUS BUSINESS NAME STATEMENT
FILE NO.: M-304262
The following person (persons) is (are)
doing business as:
1.) FINGERHUT ELECTRIC , located at 860
Campus Drive, #108, Daly City, CA 94015.
Registered owner(s):
DAMON L KNOTSON
860 Campus Drive, #108
Daly City, CA 94015
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
June 25, 2026.
(ALM Jul 10, 17, 24 and 31, 2026)

COMPUTERCARE
FICTITIOUS BUSINESS NAME STATEMENT
FILE NO.: M-304296
The following person (persons) is (are)
doing business as:
1.) COMPUTERCARE , located at 700 Airport
Blvd #110, Burlingame, CA 94010. Mailing
Address: PO BOX 326 Burlingame, CA 94010
Registered owner(s):
4RITZ INC.
700 Airport Blvd #110
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 12/08/2004.
This statement was filed with the County
Clerk-Recorder of San Mateo County on
June 29, 2026.
(ALM Jul 10, 17, 24 and 31, 2026)

ZETINO TREE SERVICE
FICTITIOUS BUSINESS NAME STATEMENT
FILE NO.: M-304142
The following person (persons) is (are)
doing business as:
1.) ZETINO TREE SERVICE , located at 983
GARDEN ST, E PALO ALTO CA 94303.
Registered owner(s):
NEFTALI JACINTO ZETINO
983 Garden St
E Palo Alto CA 94303
This business is conducted by: an
Individual.
Registrant has begun to transact business
under the fictitious business name(s) listed
above on 06/11/2026.
This statement was filed with the County
Clerk-Recorder of San Mateo County on
June 11, 2026.
(ALM Jun 19, 26, Jul 3 and 10, 2026)

PEBBLE & PULSE
FICTITIOUS BUSINESS NAME STATEMENT
FILE NO.: M-304030
The following person (persons) is (are)
doing business as:
1.) PEBBLE & PULSE , located at 50
Woodside Plaza #447, Redwood City, CA
94061. Mailing Address: 1401 21st Street,
Ste R Sacramento, CA 95811
Registered owner(s):
PEBBLE & PULSE LLC
1401 21st Street, Ste R
Sacramento, CA 95811
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.
This statement was filed with the County
Clerk-Recorder of San Mateo County on
June 02, 2026.
(ALM Jun 19, 26, Jul 3 and 10, 2026)

SUMMONS **Case No. 25-FAM-01871**
(CITACION JUDICIAL)
NOTICE TO DEFENDANT (A VISO AL
DEMANDADO): **SHASHA YAN**
YOU ARE BEING SUED BY PLAINTIFF: (LO
ESTÁ DEMANDANDO EL DEMANDANTE):
Valentin Leynov

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.
You have 30 CALENDAR DAYS after this
summons and legal papers are served on
you to file a written response at this court
and have a copy served on the plaintiff. A
letter or phone call will not protect you.
Your written response must be in proper
legal form if you want the court to hear
your case. There may be a court form that
you can use for your response. You can find
these court forms and more Information
at the California Courts Online Self-Help
Center (www.courtinfo.ca.gov/selfhelp),
your county law library, or the courthouse
nearest you. If you cannot pay the filing fee,
ask the court clerk for a fee waiver form.
If you do not file your response on time,
you may lose the case by default, and your
wages, money, and property may be taken
without further warning from the court.
There are other legal requirements. 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), the California Courts
Online Self-Help Center (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 version. 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), 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 exencion de pago de cuotas.
Si no presenta su respuesta a tiempo,
puede perder el caso por incumplimiento
y la corte le podra 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), en el
Centro de Ayuda de las Cortes de California,
(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
desechar el caso.
The name and address of the court is (El
nombre y dirección de la corte es):
Superior Court of California, County of San
Mateo

400 County Center, Redwood City, CA
94080
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):
**Crisostomo G. Ibarra, Ibarra Professional
Law Corporation, 459 Fulton Street,
Suite 109n San Francisco, CA 94102,
(415) 398 - 5329**
DATE (Fecha): **01/14/2026**
Chad L. Peace, Clerk,
**by /s/ Angelica Flores Valdivia , Deputy
Clerk**
(Secretario) (Adjunto)
NOTICE TO THE PERSON SERVED: You are
served
(ALM Jul 3, 10, 17 and 24, 2026)

**The Almanac is adjudicated to
publish in San Mateo County.**

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

**Visit AlmanacNews.com/legal_notices/
The deadline is Sunday at 11:59 p.m.**



Courtesy Katie Flint

Rob Flint in Antarctica during his time as a researcher for Stanford University.

FLINT

continued from page 5

town and used the time where he
wasn't in Antarctica doing some-
thing community-based," Katie
said. "That did influence me to
really want to make sure that
wherever I've ended up, I've been
involved in the community."

Aside from his profes-
sional contributions to sci-
ence and Woodside, Robert
enjoyed opera, hosting dinner
parties and speaking Russian,
which he learned from work-
ing with Russian researchers in
Antarctica.

In 2018, Robert was diagnosed
with Parkinson's disease and
slowly began to show symptoms,
said Katie. Even through his
health struggles, he remained
positive and thoughtful to those
around him, she added.

"(His caregiver) Lupe would
say he was the best patient ever.
He never complained, he was
very sweet and not combative,"
Katie said. "He was always a
sweet person, so it made sense
even when he was in the deep-
est throes of Parkinson's, he was
still a kind individual."

Susan told The Almanac
that she hopes her husband is
remembered as "as a warm-
hearted person who cared
deeply about his family, about
serving his community, and
carried a deep love for the natu-
ral world."

A memorial service will be
held at 2 p.m. on Sunday, July
26, at Woodside's Town Hall,
2955 Woodside Road. ■

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

ELECTION

continued from page 5

Cities and towns

**Menlo Park City Council — 3
districts**

District 1: includes the
Belle Haven and Bayfront
neighborhoods.

District 2: represents the
Willows, Suburban Park, Lorelei
Manor and Flood Triangle
neighborhoods.

District 4: serves downtown
Menlo Park, Allied Arts and
central Menlo Park.

**Woodside Town Council — 2
districts**

District 2: represents parts of
Woodside along Kings Mountain
Road and parts of Emerald Hills
east of Interstate 280.

District 3: represents areas
south of Woodside Road but
north of the three-way intersec-
tion of Woodside, Portola and
La Honda roads.

**Atherton City Council — 3
at-large seats**

**Portola Valley Town Council
— 3 at-large seats**

Education

**Sequoia Union High School
District — 2 trustee areas**

Area A: represents parts
of Belmont, San Carlos and
Redwood City.

Area D: represents Menlo
Park and Atherton.

There is also an active recall
effort for the other three Sequoia
Union board seats.

**Las Lomitas Elementary
School District — 3 at-large
seats**

**Menlo Park City School
District — 3 at-large seats**

**Portola Valley Elementary
School District — 2 at-large
seats**

**Woodside Elementary School
District — 3 at-large seats**

Special districts

**Menlo Park Fire Protection
District — 3 board seats**

**West Bay Sanitary District —
2 board seats**

**Woodside Fire Protection
District — 1 board seat. ■**

*Email Staff Writer Arden Margulis
at amargulis@almanacnews.com.*

Readers react to ‘Caught in Meta’s shifting plans, Japanese eatery ends 26-year run in Menlo Park’

The following comments and opinions were posted by readers on The Almanac’s news site in response to “Caught in Meta’s shifting plans, Japanese eatery ends 26-year run in Menlo Park.” All comments have been published with permission.

Posted on July 4 by Brad Ramezane, East Palo Alto:

“Dashi was one of the best restaurants that I ever ate at. The food was always excellent and the service always made you feel like they cared about you. As a resident of East Palo Alto, did either city council (Menlo Park or East Palo Alto) step up to argue for John and Sunny’s support? I would hope that our elected leaders would take time to advocate for a beloved institution of their constituents. If they did not, I would also put forward that this is part of the problem over here, elected leaders who do not seem to care about making sure that residents have access to nice things and amenities like Dashi. Thank you John for the many years of excellent food and service.”

Posted on July 1 by Summit Nikos, San Mateo:

“I am incredibly saddened to hear that Dashi is closing. My family has been coming here for 15 years, and it has been such a special part of our lives — my kids literally grew up eating here. It is heartbreaking to see a local establishment that provided so much warmth and community be forced out by Meta. Meta’s decision has needlessly destroyed the livelihood of a dedicated local business owner and unfortunately forced hard working staff to lose their jobs as well. John, thank you for all the wonderful meals and for making us feel like family every time we walked through your doors. You and your team will be truly missed.”

Posted on July 1 by Marek Piatkowski, Roseville:

“It’s a very sad day and news that Dashi is forced to close its doors. I was a customer at first but over the next few years, I became good friends with John, long before Meta/Facebook was there. John is super funny and charismatic plus he is a great sushi chef. It is a perfect recipe for a

great dinner at Dashi. He would always go out of his way to treat his customers right and made special dishes that didn’t even exist on the menu. Interestingly, on a recent trip to Hawaii, I learned that locals and natives aren’t exactly happy Mark Zuckerberg bought a half an island for himself either. There should be firm regulations in place not permitting these types of actions where super businesses and millionaires owners can simply erase one’s livelihood and change ... people’s lives for the worse. John didn’t deserve this and should have been grandfathered in his lease terms indefinitely.” ■

What’s on your mind?

Tell us what’s on your mind by sending your letters to letters@AlmanacNews.com. Or snail-mail them to: The Almanac, 2345 Yale St., 1st floor, Palo Alto, CA 94306.

Letters should be no longer than 300 words.

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



Seeger Gray

Dashi Japanese Restaurant, near the intersection of Willow Road and Hamilton Avenue, closed on July 3 after 26 years in Menlo Park. Owner John Bek said his landlord Meta terminated the lease after years of declining sales he partly attributes to the company buying up nearby office space and leaving it vacant, displacing his customer base. A spokesperson for the strip mall where Dashi was located said the eatery was evicted for not paying rent, but Bek contested that claim. The closure was first reported in the July 2 edition of The Almanac.

PUBLIC NOTICE

WOODSIDE FIRE PROTECTION DISTRICT

Notice is hereby given that the preliminary budget of Woodside Fire Protection District, for the FY 2026-2027 has been adopted by the Directors of said District and is available at the Woodside Fire Admin Bldg. in Portola Valley, for inspection during the week commencing Tuesday, June 30, 2026. That on Tuesday, July 28, 2026 at 6 o’clock p.m. of said day at the, Woodside Fire Admin Bldg. in Portola Valley, the Board of Directors will meet for the purpose of finalizing the final budget, and any person may appear and be heard regarding the increase, decrease, or omission of any item of the budget, or for the inclusion of any addition items.

Woodside Fire Protection District
by Fire Chief Eric Zabala

TOWN OF WOODSIDE

2955 WOODSIDE ROAD, WOODSIDE, CA 94062

NOTICE OF ELECTION

NOTICE IS HEREBY GIVEN that a General Municipal Election will be held in the Town of Woodside on Tuesday, the 3rd day of November, 2026, for the following officers:

A member of the Town Council to fill the office now held by Brian Dombkowski, from District 2, for a full term of four years expiring November 2030.

A member of the Town Council to fill the office now held by Richard “Dick” Brown, from District 3, for a full term of four years expiring November 2030.

The filing period for candidates opens on Monday, July 13, 2026 at 8:00 a.m. and closes on Friday, August 7, 2026 at 5:00 p.m. If an incumbent fails to file his or her nomination by the close of filing on Friday, August 7, 2026 at 5:00 p.m. (the 88th day before the election), the filing period will be extended for five (5) days, ending Wednesday, August 12, 2026 at 5:00 p.m. (the 83rd day before the election) to nominate candidates other than the person(s) who are the incumbents for that incumbent’s elective office. This extension is not applicable where there is no appointed or elected incumbent eligible to be elected. If no one or only one person is nominated for an elective office, appointment to the elective office may be made as prescribed by Section 10229, Elections Code of the State of California.

All interested candidates must be registered voters of the Town of Woodside. Nomination papers for the elected position of Woodside Councilmember must be obtained from the City Clerk’s office, 2955 Woodside Road, Woodside, California by appointment. For further information please contact Town Clerk, Jennifer Li, at jli@woodsideca.gov.

NOTICE IS ALSO GIVEN that Vote By Mail and Provisional Ballots for the Election held on Tuesday, November 3, 2026, shall be tallied at the County of San Mateo, Registration & Elections Division at 40 Tower Road, San Mateo, CA 94402. The polls on Election Day will be open from 7:00 a.m., to 8:00 p.m.

Visit Lasting Memories

An online directory of
obituaries and remembrances.

Search obituaries, submit a memorial,
share a photo.

Go to: AlmanacNews.com/obituaries

County of Santa Clara Registrar of Voters’ Office
NOTICE OF GENERAL ELECTION

NOTICE IS HEREBY GIVEN that on **November 3, 2026**, governing board elections will be held in the County of Santa Clara, specifically including the districts named below and the offices for which candidates may be nominated.

Pursuant to Education Code Section 5342 and Elections Code Section 10400, such elections may be either completely or partially consolidated.

SANTA CLARA COUNTY SCHOOL DISTRICT OFFICES

School district candidates must reside in the respective district for which they intend to run for office and are voted on at-large or by trustee area voters.

School District Governing Board Member General Qualifications: Any person, regardless of sex, who is 18 years of age or older, a citizen of the state, a resident of the school district, a registered voter, and who is not disqualified by the Constitution or laws of the state from holding a civil office, is eligible to be elected or appointed a member of a governing board of a school district without further qualifications. An employee of a school district may not be sworn into office as an elected or appointed member of that school district’s governing board unless and until he or she resigns as an employee. If the employee does not resign, the employment will automatically terminate upon being sworn into office. **(Education Code § 35107)**

County Board of Education Member General Qualifications: Any registered voter is eligible to be a member of the county board of education except the county superintendent of schools, any member of his or her staff, or any employee of a school district. Each member of the board shall be an elector of the trustee area which he or she represents and shall be elected by the electors of the trustee area. **(Education Code §§ 1000, 1006(a))**

Terms of Office: Full-Term (FT) - 4 Years
Short Term (ST) - 2 Years
District Types: Trustee Area (TA)
At-Large (AL)

District Name	# of Seats	TA or AL	FT or ST	Shared w/ County
ELEMENTARY SCHOOLS				
Alum Rock Union	Three (3)	TAs 1, 3 & 5	FT	
Berryessa Union	Three (3)	AL	FT	
Cambrian	Three (3)	AL	FT	
Campbell Union	Three (3)	TAs 1, 4 & 5	FT	
Cupertino Union	Three (3)	AL	FT	
Evergreen	Three (3)	AL	FT	
Franklin-McKinley	Three (3)	AL	FT	
Lakeside Joint	Three (3)	AL	FT	Santa Cruz
Loma Prieta Joint Union	Three (3)	AL	FT	Santa Cruz
Los Altos	Three (3)	AL	FT	
Los Gatos Union	Three (3)	AL	FT	
Luther Burbank	Two (2) One (1)	AL AL	FT ST	
Moreland	One (1) Three (3)	TA 1 TAs 2, 3 & 4	ST FT	
Mountain View Whisman	Two (2)	AL	FT	
Mt Pleasant	Three (3)	AL	FT	
North County Joint Union	Two (2)	AL	FT	San Benito
Oak Grove	Three (3)	TAs 2, 3 & 5	FT	
Orchard	Three (3)	AL	FT	
Saratoga Union	Three (3)	AL	FT	
Sunnyvale	Three (3)	TAs 1, 3 & 5	FT	
Union	Three (3)	AL	FT	
HIGH SCHOOLS				
Campbell Union	Three (3)	TAs 1, 2 & 3	FT	
East Side Union	One (1) Two (2)	TA 1 TAs 2 & 4	ST FT	
Fremont Union	Three (3)	TAs 1, 3 & 4	FT	
Los Gatos-Saratoga Union	Three (3)	TAs 2, 3 & 4	FT	Santa Cruz (TAs 2 & 3 only)
Mountain View-Los Altos Union	Three (3)	TAs 1, 2 & 3	FT	
UNIFIED SCHOOLS				
Gilroy	Four (4)	TAs 1, 3, 4 & 7	FT	
Milpitas	Three (3)	AL	FT	
Morgan Hill	Four (4)	TAs 1, 2, 3 & 4	FT	
Palo Alto	Two (2)	AL	FT	
Patterson Joint	One (1)	TA 2	FT	Stanislaus
San José	Two (2)	TAs 2 & 4	FT	
Santa Clara	Four (4)	TAs 1, 3, 4 & 6	FT	
COMMUNITY COLLEGES				
Foothill-De Anza	Two (2)	TAs 2 & 4	FT	
Gavilan Joint	Two (2)	TAs 1 & 3	FT	
San José-Evergreen	Three (3)	TAs 2, 4 & 6	FT	
West Valley-Mission	Three (3)	TAs 3, 5 & 7	FT	Santa Cruz (TAs 5 & 7 only)
Yosemite	One (1)	TA 4	FT	Merced, San Joaquin & Stanislaus
BOARDS OF EDUCATION				
Santa Clara County	Three (3)	TAs 2, 6 & 7	FT	Santa Cruz (TA 2 only)
Stanislaus County	One (1)	TA 5	FT	Stanislaus

SANTA CLARA COUNTY SPECIAL DISTRICT OFFICES

Special district candidates must reside in the respective district/ward for which they intend to run for office and are voted on at-large or by district/ward voters.

Special District Director/Commissioner General Qualifications: Candidates must be a resident and qualified elector of the district. Unless otherwise noted below, candidacy signature requirements are subject to Elections Code Section 8062(3); candidates must also obtain and file all required nomination forms with the Office of the Registrar of Voters located at 1555 Berger Drive, Building #2, San José, CA 95112. Specific eligibility requirements for certain special districts are also listed below, in alphabetical order of special district, including the location of where to file nomination documents.

* See additional special district director qualifications below.

Terms of Office: Full-Term (FT) - 4 Years
Short Term (ST) - 2 Years
District Types: District (D) / Ward (W)
At-Large (AL)

District Name	# of Seats	D, W or AL	FT or ST	Shared w/ County
SPECIAL DISTRICTS				
Aldercroft Heights County Water	Two (2)	AL	FT	
Burbank Sanitary	Three (3)	AL	FT	
Cupertino Sanitary	Two (2)	AL	FT	
El Camino Healthcare	Two (2)	AL	FT	
Lion’s Gate Community Services *	One (1) Two (2)	AL AL	FT ST	
Midpeninsula Regional Open Space Authority *	Three (3)	Ws 1, 2 and 5	FT	San Mateo (W 5 only)
Purissima Hills Water	Two (2)	AL	FT	
Rancho Rinconada Recreation & Park	Two (2)	AL	FT	
San Martin County Water *	Two (2)	AL	FT	
Santa Clara Valley Water *	Four (4)	Ds 1, 4, 6 & 7	FT	
Saratoga Fire Protection	One (1)	AL	FT	
Silver Creek Valley Country Club GHAD *	Three (3)	AL	ST	
South Santa Clara Valley Memorial *	Two (2)	AL	FT	
West Bay Sanitary	Two (2)	AL	FT	San Mateo

Additional Special District Director Qualifications:

Lion’s Gate Community Services District
A candidate for Lion’s Gate Community Services District must also be a property owner in the district. You must file a form stating that you are a property owner in the district. You may obtain an example form from the Office of the Registrar of Voters.

Midpeninsula Regional Open Space District
Candidates must obtain and file all required nomination forms with the district located at 5050 El Camino Real, Los Altos, CA 94022. Candidates must meet the eligibility requirements. Candidates are also required to file a Nomination Petition with a minimum of 50 valid signatures of registered voters who live within the Ward in which the candidate is to be voted on.

San Martin County Water District
A candidate for the San Martin County Water District must be a resident of the district or a property owner in the district. If you are filing as a landowner, you must file a form stating that you are a property owner in the district. You may obtain an example form from the Office of the Registrar of Voters.

Santa Clara Valley Water District
A candidate for the Santa Clara Valley Water District must be a resident of the district and sub-district, a registered voter, and otherwise qualified to vote for the office. Candidates are required to file a Nomination Petition with a minimum of 20 valid signatures of registered voters who live within the sub-district in which the candidate is to be voted on.

Silver Creek Valley Country Club Geologic Hazard Abatement District (GHAD)
A candidate for the Silver Creek Valley Country Club Geologic Hazard Abatement District must also be a landowner or an agent of a landowner to be eligible for office. An agent of a landowner must provide the ROV with written authorization from the landowner designating the agent. You may obtain an example form for either a landowner or an agent of a landowner from the Office of the Registrar of Voters.

The Silver Creek Valley Country Club Geologic Hazard Abatement District Bylaws, Section 5, states: “Each director, or the entity on behalf of which he or she acts, shall own land within the GHAD and shall possess such other qualifications as imposed or required under the GHAD Law, the Election Law, and other applicable law. Directors are not required, however, to be residents of the district.”

South Santa Clara Valley Memorial District
A candidate for the South Santa Clara Valley Memorial District may be a veteran or non-veteran pursuant to **Military & Veterans Code § 1197**. The majority of the board members (i.e., a minimum of 3 members and up to all 5 members) must have veteran status, while up to 2 members may have non-veteran status. Candidates must be registered voters in the district and are voted on by District voters. Proof of veteran status can be satisfied by filing a copy of **Discharge Certificate Form DD214** or providing inactive Veteran ID to the ROV at the time of filing nomination documents.

NOTICE IS FURTHER GIVEN that the Declaration of Candidacy for eligible candidates desiring to file for elective office may be obtained from the County of Santa Clara Registrar of Voters’ Office, 1555 Berger Drive, Building #2, Candidate Services Division, 3rd Floor, San José, California, 95112. The Declaration of Candidacy will be available on July 13, 2026 and must be filed with the Registrar of Voters at the above noted address no later than 5:00 p.m. on August 7, 2026.

NOTICE IS FURTHER GIVEN that the Declaration of Candidacy for eligible candidates desiring to file for the Midpeninsula Regional Open Space District elective office may be obtained from the Midpeninsula Regional Open Space District, 5050 El Camino Real, Los Altos, CA, 94022-1530. The Declaration of Candidacy will be available on July 13, 2026 and must be filed with the Midpeninsula Regional Office Space District at the above noted address no later than 5:00 p.m. on August 7, 2026.

NOTICE IS FURTHER GIVEN that appointment to each elective office will be made in the event there are no nominees or an insufficient number of nominees for each office and a petition for the election, signed by ten percent (10%) of the voters or 50 voters, whichever is the smaller number in the district, has not been filed no later than 5:00 p.m. on August 12, 2026.

NOTICE IS FURTHER GIVEN that all active registered voters will automatically be mailed a Vote-by-Mail ballot package beginning on October 5, 2026; the Vote Centers for said election will be open starting on October 24, 2026, through November 3, 2026, for varying hours of operations. Please see our List of Vote Centers hours of operation posted on our website at <https://www.sccvote.org/>. The Vote Centers will be open on Election Day, November 3, 2026, from 7:00 a.m. until 8:00 p.m. All ballots cast in said Election will be counted centrally at the County of Santa Clara Registrar of Voters’ Office, 1555 Berger Drive, Building #2, San José, California, 95112.

NOTICE IS FURTHER GIVEN that pursuant to Elections Code Section 15101(b), as amended by AB 860, Vote-by-Mail ballots can be opened and processed for counting beginning on October 5, 2026, at the County of Santa Clara Registrar of Voters’ Office, 1555 Berger Drive, Building #2, San José, California, 95112.

Dated: July 1, 2026

Matt Moreles
Registrar of Voters



Courtesy Four Shillings Short

Married musical duo Christy Martin and Aodh Og O'Tuama have performed as the band Four Shillings Short for over three decades and have been a longtime presence on the Peninsula.

By Karla Kane

Celtic, world and folk band Four Shillings Short got its start in Palo Alto decades ago, so it only seems fitting, that as Aodh Og O'Tuama and Christy Martin prepare to say goodbye to the nomadic life and settle down overseas, that Palo Alto plays a part in the farewell celebrations.

Retiring to O'Tuama's native Ireland has long been in the plans for the married musical duo and the time has come at last — although not immediately. On July 18, Four Shillings Short will kick off its final U.S. tour with a concert in Palo Alto, a farewell journey that will take about two and a half years to complete.

"Being on the road for 30 years, we just figured it was time to do one final, full U.S. tour, and then set down our roots, finally, in Ireland," Martin said. In between legs of the American tour, they'll continue to lead music, folklore and archaeology tours in Ireland, which they've been doing for the past decade. The plan is that by the time the U.S. touring wraps up in late 2028, the couple will

have found a suitable spot in the Emerald Isle to call home permanently.

"By then, we hope to have located a place in Ireland that we can afford to live in," O'Tuama said. They're searching for a piece of land on which they can have a small home, a garden and space enough to host musical performances and guests, bringing out-of-town friends and audiences to them, for a change.

The duo is known for its diverse mix of musical instruments and traditions from around the world, from medieval and Renaissance works to Celtic folk songs to Indian ragas (Martin specializes in the sitar), South and North American music, original compositions and more.

"We're all over the map, really, in what we do," O'Tuama said. "We're our own category."

There's often an educational component to O'Tuama and Martin's performances, especially when they play at libraries, schools and community centers, presenting programs such as their popular "Around the World in 30 instruments" show.

"We think of ourselves as not just musicians, but as bards and troubadours, and, you know, that whole bardic tradition of being the go-between, between the old ways, the traditional ways, the ancestors, and the present," Martin said.

Part of their mission, she said, is "to keep traditional music and folk music in the next generation. To have an opportunity for young people and to inspire them to think about music as a pastime, as a vocation, as just something that makes life so much richer and more fulfilling."

Palo Alto holds a special place in their hearts and history. O'Tuama co-founded Four Shillings Short in the 1980s, having come to the area from Cork, Ireland, for a music fellowship at Stanford University.

Palo Alto was also where O'Tuama and Martin's love story began, in 1995, after meeting at a Four Shillings Short performance at St. Michael's Alley. The two talked about music and O'Tuama told Martin he'd like to "see her socially," she recalled fondly. He worked as the sound

designer for TheatreWorks Silicon Valley for many years, in addition to working for the city of Palo Alto, and he invited Martin to a show he was working on at the Lucie Stern Theatre, titled, appropriately enough, "She Loves Me."

O'Tuama's courtship "was so calm and gentlemanly, it really took me by surprise. And I had already been kind of looking for another musical partner. So, then by the second week, the two of us started playing music together and joining one another's bands," Martin said. "Within about, I'd say, a month of meeting, we were hot in love and ready to go on the road and starting to make plans about, well, 'What do we do now?'"

The band, which had been through a number of lineup configurations over the years, became a duo, Martin quit her day job in human resources and the rest is history. They've been wandering minstrels ever since.

"It's very challenging, you know, to be the partner of a full-time artist or a theater worker or somebody who's really working

actively in the arts," O'Tuama said. "And so the two of us, when we got together, we realized that this was ideal. If we were ever going to really live our dream, to do our music full time, this was our chance."

Because of supportive patrons and friends, Palo Alto has always served as their U.S. hub, no matter how far they roam.

"Palo Alto will always be our home in the United States," Martin said. "But we can't afford to live there!" O'Tuama added with a laugh. Whenever they are back in town, though, they run into familiar faces.

"The whole Palo Alto community has been so supportive of Four Shillings Short," Martin said. At the July 18 concert, they plan to pull songs from all 13 of their albums and, as usual, bring out a huge range of instruments.

"That's one goal: to bring in favorite pieces; one from each album maybe, and then some of the newer stuff that we're doing," she said. "I think it is going to be kind of a

See **SCENE**, page 21





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Town of Atherton
 Planning Commission, July 22, 2026
 REGULAR MEETING, 6:00 P.M.
This is meeting is held virtually and in-person at the Council Chambers 80 Fair Oaks Lane, Atherton

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **Atherton Planning Commission** will hold a public hearing to consider the items listed below during their regular meeting.

NOTICE IS FURTHER GIVEN that said application is set for hearing by the Planning Commission at its meeting on **July 22, 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 Planning Commission Regular Meeting Time: July 22, 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/84150249099 Meeting ID: 841 5024 9099 One tap mobile: +13017158592 (Washington DC) +13052241968 (US) Find your local number: https://ci-atherton-ca.zoom.us/j/84150249099	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: planningcommission@ci.atherton.ca.us
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Projects under Public Hearing:

Consideration of a **Special Structures Permit (SSR26-002)** to accommodate a new 13,036-square-foot two-story residence on a proposed merged lot containing **2 Queens Court (APN 070-032-130)** and **60 Queens Court (APN 070-032-140)**. The parcel will be approximately 100,793-square-feet in size and located within the R-1A Zoning District. Atherton Municipal Code (AMC) Section 17.32.040(A) requires that main buildings not exceed 30 feet in height. An increase in height, to a maximum of 34 feet, shall be permitted upon the issuance of a Special Structures Permit. The project proposes setbacks to the main building of 80-feet in the front; 57-feet 6-inches and 51-feet 9-inches on either side; and 203-feet in the rear. The Special Structures Permit seeks to allow a maximum height of 34 feet on the main building. The proposed setbacks to the area of the main building that is proposed to exceed the 30 foot height limit are 80-feet in the front; 88-feet 11-inches and 94-feet on either side; and 217-feet 11-inches in the rear. This proposal has been determined to be categorically exempt from further environmental review pursuant to AMC Section 15.32.100 and CEQA Section 15304 (Minor Alterations to Land). If you have any questions on the item, please contact Gerry Martin, Assistant Planner, at gmartin@athertonca.gov or (408) 809-9513. The agenda for this meeting with links to related staff reports can be found online by **Friday, July 17, 2026**, here: <https://www.athertonca.gov/641/Agendas-Minutes>

IF YOU CHALLENGE the listed projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Planning Commission decisions are appealable by any aggrieved person to the City Council within 10 days of the date of the decision. If you have any questions on an item, please contact the Planning Commission Contact: planningcommission@ci.atherton.ca.us

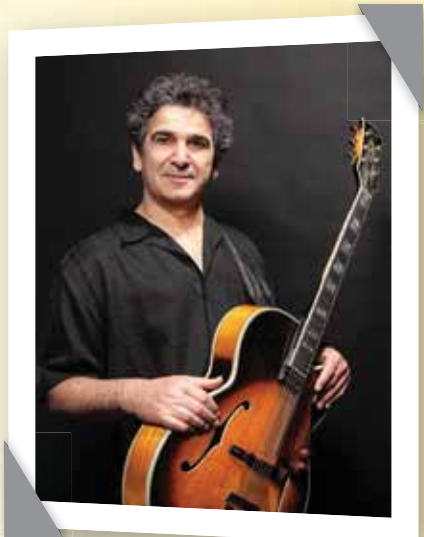
Any attendee who wishes accommodation for a disability should contact the Building Division at (650) 752-0542 at least 48 hours prior to the meeting.

ATHERTON PLANNING COMMISSION
 /s/ Brittany Bendix
 Brittany Bendix, Consulting Town Planner

ART SCENE

WorthaLook

Roni Ben-Hur & Larry Vuckovich Quartet



Courtesy Roni Ben-Hur

Deep swing, lyrical ballads and jazz improvisation are on the bill when the Roni Ben-Hur and Larry Vuckovich Quartet plays at Meyhouse Jazz's Palo Alto stage this week. In addition to acclaimed jazz guitarist Ben-Hur and Bay Area piano master Vuckovich, the quartet includes a powerful rhythm section made up of bassist Doug Miller and drummer Sylvia Cuenca. According to Meyhouse, Ben-Hur's music incorporates straight-ahead jazz, Brazilian and Latin styles, while Vuckovich is known for his experience in bebop, classic jazz and international influences.

July 10-11, performances at 6:30 and 8:30 p.m. each night, Meyhouse, 640 Emerson St., Palo Alto; \$48; meyhousejazz.com.

Clay & Glass Festival

A time-honored tradition on the Peninsula art scene, the Association of Clay and Glass Artists of California (ACGA)'s annual Clay & Glass festival brings more than 130 California clay and glass artists to the Palo Alto Art Center to share their work, including home decor, sculptures and functional ware. Expect live artist demonstrations, a pottery throwdown competition, food trucks and interactive hands-on activities.

July 11-12, 10 a.m. to 5 p.m., Palo Alto Art Center, 1313 Newell Road, Palo Alto; free; acga.net/acga-clay-glass-festival-2026.

Chasta's Birthday Bash

Radio host Chasta (107.7 The Bone) emcees a birthday bash concert at The Guild, featuring San Francisco rock band The Sam Chase & The Untraditional, Bay Area hard rock group State Line Empire and Southern California's pop-punk singer-songwriter MEGG. The Sam Chase & The Untraditional, led by Chase, blends rock and folk with plenty of punk influences. State Line Empire was the first winner of Guitar Center's YOUR NEXT RECORD contest, in 2010, with prizes including a guest appearance by guitar legend Slash on the single "Drive Me." MEGG is one of the first graduates of USC's Popular Music Performance Program and takes influence from the likes of Hayley Williams and Gwen Stefani.

July 11, 8 p.m., The Guild Theatre, 949 El Camino Real, Menlo Park; \$31-\$147; guildtheatre.com.

Jesse Wegman

Journalist Jesse Wegman comes to Kepler's to discuss "The Lost Founder," his book about James Wilson, a lesser-known founding father who wrote the first draft of the U.S. Constitution. Wilson argued for a strong central government and a direct vote for the presidency and senate but his legacy was largely lost due to scandal. Wegman, who is a senior fellow at the Brennan Center for Justice, was a member of the New York Times editorial board from 2013-2025. He is also the author of "Let the People Pick the President: The Case for Abolishing the Electoral College."

July 15, 7 p.m., Kepler's Books, 1010 El Camino Real, Menlo Park; general admission \$21.99, student/low-income admission \$11.99, admission with copy of book \$45.09; keplers.org.

Actor Mariska Hargitay will kick off TheatreWorks' New Works Festival

The 'Law & Order: Special Victims Unit' star will appear in benefit performances of uplifting solo show

By Heather Zimmerman

A familiar face from the small screen will come to the Peninsula stage this summer to help TheatreWorks Silicon Valley kick off its 23rd annual New Works Festival, the company announced this week. Golden Globe- and Emmy Award-winning actor Mariska Hargitay will appear in three performances of "Every Brilliant Thing" in Palo Alto Aug. 7-8, straight from her Broadway run in the uplifting solo show.

Audiences may know Hargitay from her longstanding role in the TV show "Law & Order: Special Victims Unit." Earlier this week, it was announced that Hargitay will host the 78th annual Emmy Awards this fall — she will be the first female host in 15 years.

Her local performances will benefit TheatreWorks and Joyful Heart Foundation, an organization founded by Hargitay to support survivors of sexual assault, domestic violence and child abuse.

TheatreWorks will host a post-show reception with Hargitay as well as a panel discussion with the actor and her half-sisters, TheatreWorks Artistic Director Giovanna Sardelli, and Las Vegas producer Pietra Sardelli, that in addition to covering "Every Brilliant Thing" will delve into Hargitay's documentary "My Mom Jayne," about her mother, the late actor Jayne Mansfield.

"Every Brilliant Thing," written by Duncan Macmillan with Jonny Donahoe, and co-directed on Broadway by Macmillan and Jeremy Herrin, features a character looking back on their



Courtesy Matthew Murphy

Actor Mariska Hargitay is seen here in the Broadway production of "Every Brilliant Thing." She will appear in three local performances of the solo show to benefit TheatreWorks and the Joyful Heart Foundation.

life and pondering all the many things, big and small, that have made life worthwhile. The Tony Award-nominated show opened on Broadway in February with Daniel Radcliffe, with Hargitay following his run — the performance marked her Broadway debut. Tracee Ellis Ross will next perform the role.

TheatreWorks' New Works Festival will run Aug. 7-16, highlighting new plays and musicals in development. Over the years, the festival has helped in the creation of many new works, including the Tony-winning musical "Memphis."

Other special guests at the festival will include "Come From Away" composers Irene Sankoff and David Hein, who will bring their new musical "Vienna" to the festival. The duo will also appear in a fundraising performance of "Come From Away," a musical about travelers stranded after 9-11 that TheatreWorks staged this spring, and take part in a behind-the-scenes talk about the process of creating the show. ■

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

Mariska Hargitay will perform in "Every Brilliant Thing" Aug. 7, 7 p.m., and Aug. 8, 2 and 7 p.m., at the Lucie Stern Theatre, 1305 Middlefield Road, Palo Alto. Tickets are \$270-\$400. For more information, visit theatreworks.org or call 877-662-8978.

SCENE

continued from page 19

retrospective, and with stories. It really is our farewell."

They have at least two more records in the works currently and, once they're settled in Ireland, Martin is considering putting together a musical memoir, drawing on the years of journals and photos the couple has accumulated during their time on the road.

"That might be the next thing we do," she said. "... I really sit down and I recount the life of a modern-day troubadour."

But until then, they've got a busy few years of touring ahead,

starting with their local show this month.

"Hopefully people will just want to come in and see us perform one last time in Palo Alto," she said, "because that's it." ■

Email Assistant Lifestyle Editor Karla Kane at kkane@almanacnews.com.

Four Shillings Short's final U.S. tour launch event will be held July 18, 7 p.m., Unitarian Universalist Church of Palo Alto, 505 E. Charleston St., Palo Alto; \$20 suggested donation/kids free with a paying adult; 4shillingsshort.com.

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Food & Drink



Low- and no-alcohol beverages find their place on Peninsula menus

By Edwina Dueñas

Low-alcohol-by-volume (ABV) and nonalcoholic (NA) drinks are on the rise, and it's not just a phase. While alcoholic drinks have historically played a social and financial role for restaurants, Peninsula eateries offer an expanding range of low-ABV beverages to pair with your next meal.

Alcohol consumption in the U.S. has been on a downward trend in recent years, with a record low 54% of adults reporting that they drink, according to a Gallup poll. Gen Z has even been dubbed the "sober generation," showing less interest in alcohol than older counterparts. Coupled with shifting views on the health effects of alcohol consumption,

these changes signal an ongoing evolution in today's drinking culture.

Here's what Peninsula bar managers and restaurateurs have to say about the change.

What's driving the trend

For some restaurants, rising demand for low-ABV drinks reflects a broader effort to create a more accessible and mindful dining experience.

Such is the case at Keke's Breakfast Cafe in Sunnyvale. With more than 80 locations nationwide, Keke's beverage program is rooted in brunch culture. While classic cocktails like espresso martinis and mimosas remain popular at the restaurant, interest in low-ABV options continues to grow.

"One of the biggest advantages of offering low-ABV drinks is that guests can try different drinks throughout a longer brunch or social meal without feeling like they're overdoing it," said Tyler Etter, general manager at Keke's.

With brunch often a social gathering, Etter sees these drinks as a way for every diner to have the experience of ordering a cocktail or specialty drink, whether it's an alcoholic or a zero-proof option. Recommended drink pairings include the cheesesteak omelet with a NA espresso martini, eggs Benedict with a NA bloody mary or the Scrambler Bowl with a morning mule made with fresh juice. Drinks range from \$6-\$8.

Other restaurants point to lifestyle shifts as the reason behind the growth of low-ABV menus. Amara, a Belmont Mediterranean restaurant founded by the team behind the once Michelin-starred Rasa, offers a range of NA drinks (\$13-\$15) designed to complement mezze and shared plates like Moroccan-style chicken or branzino.

The goal is to deliver a complete dining experience while acknowledging a growing moderation around alcohol, said bar manager Jorge Vargas.

"You can still have a great time with NA or low-ABV cocktails and treat your body well," Vargas said.

When crafting drinks, Vargas begins with a flavor profile — fruity, umami, herbal or sparkling — then builds with nonalcoholic spirits or low-ABV ingredients like sherry, vermouth or aperitifs, along with housemade fruit and herb cordials.

The most popular mocktails at Amara

include the UVA, featuring green grape, cucumber and mint, alongside the Kummathraa made with nonalcoholic spirit Seedlip Garden, acidified kiwi juice, thyme and soda water. The restaurant also offers a range of wines, spirits, cordials and traditional cocktails.

Where low-ABV drinks are part of the ethos

Other eateries, like Twelvemonth in Burlingame, embed the ideals behind low-ABV and NA beverages into the restaurant's ethos.

"At Twelvemonth, we felt that a plant-based restaurant naturally creates space for a more thoughtful, wellness-oriented beverage program," said Mykola Symonenko, Twelvemonth's bar director.

Twelvemonth offers an all-day menu of shared plates and entrees, plus week-end brunch, a late-night bar menu and a chef's tasting menu with the option to add a wine pairing (\$60) or zero-proof beverage pairing (\$40). The restaurant invests heavily in technique and housemade ingredients, allowing the team to experiment and stand up to the challenge of crafting a great mocktail.

"Alcohol naturally provides body and helps carry aromas and flavors, so low-ABV cocktails often require more precision, layering and technique to feel complete and balanced," Symonenko said.

With more than a dozen nonalcoholic options, including housemade kombucha and lemonades, the program emphasizes sustainability and California produce. Symonenko reaches for locally grown ingredients to create drinks, including lemongrass, rhubarb, currants and fresh



Above: Keke Breakfast Cafe's Sunnyvale Spritz with orange, mint, soda and wine-based Aperol. Courtesy Keke's Breakfast Cafe. Top: Lead bartender Oscar Quintanilla talks to customers at the bar at Amara in Belmont. Photo by Seeger Gray.



From left: Low-ABV cocktails at Yeobo, Darling in Menlo Park; Sushi Adachi in Mountain View offers a variety of sake and nonalcoholic cocktails. Photo by Seeger Gray.

herbs cultivated on-site. Other tools in their mocktail making arsenal include vermouths, amaro, low-proof liqueurs, juices and fermentation.

Drinks like the Tutti Frutti Spritz, Last Thyme and Virgin Vixen have become guest favorites, while spirit-free versions of

Amara, 1015 Alameda de las Pulgas, Belmont; Instagram: @amararestaurants. Open Tuesday from 4-9 p.m., Wednesday and Thursday from 11 a.m. to 2 p.m. and 5-9 p.m., Friday and Saturday from 11 a.m. to 2 p.m. and 5-9:30 p.m., Sunday from 11 a.m. to 2 p.m. and 5-8:30 p.m.

Keke's Breakfast Cafe, 311 S. Mathilda Ave., Sunnyvale; Instagram: @kekesbreakfastcafe. Open daily from 7 a.m. to 2:30 p.m.

Sushi Adachi, 409 San Antonio Road, Suite 56, Mountain View; Instagram: @sushiadachi_bayarea. Open Wednesday to Friday with seatings at 5:30 p.m. and 8 p.m. and Saturday to Sunday with seatings at 5:30 p.m. and 7:30 p.m.

Tai Er Sichuan Cuisine, 98 E. 4th Ave., San Mateo; 650-398-2222; Instagram: @taier_bayarea. Open Monday to Thursday from 11 a.m. to 2 p.m. and 5-9 p.m., Friday and Saturday from 11 a.m. to 10 p.m. and Sunday from 11 a.m. to 9 p.m.

Twelvemonth, 330 Lorton Ave., Burlingame; 650-443-7111; Instagram: @twelvemonth-burlingame. Open Sunday from 11:30 a.m. to 2 p.m. and 4-8 p.m., Tuesday to Thursday from 11:30 a.m. to 2 p.m. and 5-8 p.m., Friday and Saturday from 11:30 a.m. to 2 p.m. and 5-9 p.m.

Yeobo, Darling, 827 Santa Cruz Ave., Menlo Park; 650-665-7799; Instagram: @yeobodarlingrestaurant. Open Tuesday to Thursday from 5-9 p.m., Friday and Saturday from 5-9:30 p.m.

Dig into food news. Follow the Peninsula Foodist on Instagram @peninsulafoodist and subscribe to the newsletter at almanacnews.com/peninsula-foodist/ to get insights on the latest openings and closings, learn what the Foodist is excited about eating, read exclusive interviews and keep up on the trends affecting local restaurants.

classics like the Negroni and dirty martini aim to replicate the structure and experience of the originals. Nonalcoholic and low-ABV drinks are priced at \$16 each.

A similar philosophy guides Mountain View's Sushi Adachi, where restraint and ingredient integrity define both the omakase and the mocktail program. Seafood is sourced daily from Toyosu Market by veteran Tokyo sushi chef Yoshikazu Adachi, with an emphasis on seasonality and condition. On the beverage side, owner Eriko Nishizawa approaches flavor with equal care.

"In many ways, creating a great mocktail can be more challenging than making a traditional cocktail because there is no alcohol to hide behind," Nishizawa said. "Every ingredient must earn its place."

Five nonalcoholic drinks are currently offered, each rooted in Japanese flavors and tea culture, including matcha champagne, a seasonal fruit bellini and a hojicha ginger highball (\$22-\$24). The menu also features sparkling teas in flavors like salted raspberry and chamomile or toasted cinnamon and yuzu, available by the bottle (\$90).

"These beverages offer complexity, aroma and structure that pair beautifully with sushi while remaining light and refreshing," Nishizawa said.

Expanding the potential of low-ABV drinks

As the number of alcohol drinkers continues to shift, the low-ABV beverage category remains ripe for innovation among Peninsula bars and eateries.

"The sober-curious movement opened the door, but what's kept people interested is that the drinks themselves have genuinely gotten better," said Kevin Liu, marketing director at Tai Er.

With locations in San Mateo and at Valley Fair mall in Santa Clara, the fast-casual Sichuan restaurant offers six mocktails designed to complement its bold, spicy dishes. Ranging in price from \$9-\$10, options like the Coconut Breeze provide a cooling counterpoint to the more intense flavors on the menu, while the Blueberry Fizz holds up to wok-seared flavors. Others

are tailored more specifically to the overall dining experience.

"The Matcha Jasmine Coconut Refresher is a completely different experience," Liu said. "It's aromatic and complex in a way that mirrors some of the qualities of Sichuan food and rewards slow sipping over a long, shared meal."

Yeobo, Darling also infuses cultural touchpoints in its drink menu. The Menlo Park restaurant describes its food as a highly personal reinterpretation of Korean and Taiwanese classics. Owners Meichih and Michael Kim aim to balance being a neighborhood spot and a destination restaurant worth driving to, and they see a diverse beverage program as central to that vision.

"Our intention was to be as welcoming and accessible as possible," Meichih Kim said. "Offering NA drinks alongside cocktails, sool and wines ensures there's something for everyone."

The beverage program is low-ABV by design and developed in collaboration with Bar Mood Taipei, ranked among the top 50 bars in Asia. With both low-ABV and NA

options, the cocktail menu reflects the same personal, cultural lens as the food. Cocktails incorporate high-elevation Taiwanese teas, such as the soju-based low-ABV Natural Oasis cocktail with Jin Xuan oolong (\$17) and NA guava spritz made with Four Seasons Spring tea (\$16).

Korean ingredients like omija berries are present in the Omi-Cha mocktail (\$15), known for their five distinct flavor notes: salty, sweet, sour, spicy and bitter. In a nod to Taiwanese culture, where hot tea is often sipped after a meal to cleanse the body, the restaurant serves premium oolongs along with decaffeinated buckwheat tea to end the meal on a lighter note.

The Kims see the low-ABV and NA beverage category as full of potential.

"We wanted NA and low-ABV to feel expansive rather than limiting," Meichih Kim said. "They offer a dynamic range of ingredients and elevate the dining experience by giving guests something distinctive." ■

Email Contributing Writer Edwina Dueñas at eduenas3@protonmail.com.



A bartender prepares cocktails at Twelvemonth in Burlingame. Photo by Devin Roberts.



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