New housing units in Mountain View are moving forward with plans to allow 9,850 avalanche of new students. Cated land to accommodate the residential growth would require concerns that the explosive to be built in North Bayshore, to allow nearly 10,000 new homes.

The city is expected to move of the cosmos into everyday lan-

Children from new North Bayshore housing would flood local schools. Superintendent Jeff Harding told council members at a meeting last month.

In the case of the K-8 Mountain View Whisman School District, estimates show a residential North Bayshore would increase the district's enrollment by 2,358 students, according to the letter, a staggering 46 percent increase over the current enrollment. This differs substantially from the city's environmental impact report, which suggests the housing would bring 1,379 new students to the district.

The big discrepancy comes down to affordable housing goals set by the City Council, said Superintendent Ayinde Rudolph. The mix of housing units in North Bayshore is expected to generate about one elementary school student for every ten homes, and one middle school student for every 25 homes, based on data from the demographic firm Jack Schreder & Associates. But the precise plan also aims to 20 percent of the new housing to particular affordable housing.
2017 Year To Date Sales

“We’ve worked with Judy Bogard-Tanigami in navigating the purchase and sale of homes in Los Altos for over 30 years. She’s “simply the best” realtor in the area, hands down. Her knowledge of the market, strategic planning, negotiating skill, and genuine caring for her clients are unparalleled. Judy’s daughters, Cindy Bogard-O’Gorman and Sheri Bogard Hughes, didn’t fall far from the tree. Sheri is a master of all the behind-the-scenes requirements, paper work, and compliance, dotting all the “i”s and crossing all the “t”s. Cindy was the point person on our most recent sale and has become an elite realtor in her own right. She represented us beautifully in dealing with the buyer, made sure everything moved along smoothly, and exhibited the perfect balance of professionalism and personal interest.”

~ Gary and Christy Cavalli
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Judy Bogard-Tanigami
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judybt@apr.com
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Sheri Bogard-Hughes
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shughes@apr.com
CalBRE# 01060012

Cindy Bogard-O’Gorman
650.924.8365
cbogardogorman@apr.com
CalBRE# 01918407

Los Altos
61 Angela Drive
Listed at $2,895,000

Mountain View
136 Azalea Drive
Listed at $1,628,000

Los Altos Hills
10450 Kenbar Road
Listed at $3,395,000

Los Altos
53 Bay Tree Lane
Listed at $2,395,000

Los Altos
138 E. Edith Avenue
Listed at $3,195,000

Los Altos Hills
28190 Radcliffe Lane
Listed at $3,195,000

Los Altos Hills
11523 Summit Wood Lane
Listed at $2,695,000
Co-listed with Colleen Foracker, Sothebys

Los Altos
307 Verano Drive
Listed at $4,995,000

Los Altos
1636 Crestview Drive
Listed at $5,200,000

Los Altos
1232 Richardson Avenue
Listed at $4,275,000

Los Altos
100 First Street, #106
Listed at $1,595,000

Los Altos
93 Sunkist Lane
Listed at $2,999,999

Mountain View
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What is the worst advice your father ever gave you?

“The worst advice was, ‘Don’t bring a jacket,’ and I’m someone who gets cold, all of the time.”
Medora McCarthy, Los Altos Hills

“Don’t get caught speeding.”
Colin Scholler, Mountain View

“I think my dad at some point told me that instead of studying computer science, which I ultimately ended up doing, I should become an architect, because people always need houses.”
Angela Zhang, Sunnyvale

“He told me to stand up to police. You don’t necessarily want to stand up to them. Just avoid the problem or not be associated with them.”
Evan Hawkins, Mountain View

“My dad said, ‘Don’t go into science because there’s not much of value, you’ll never have a career there.’”
Robin Smith, San Mateo

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FIRED COP FILES APPEAL

An unsuccessful lawsuit alleging the city of Mountain View discriminated against a former policeman is now going to be appealed. Attorneys for Nicholas Emmerling on Tuesday filed paperwork to bring the case before the 6th District Court of Appeal. In the complaint, they are arguing the lower court had ignored evidence that the police department had illegally discriminated against Emmerling because he repeatedly took time off from his job to serve in the California Army National Guard.

In their defense, attorneys for the city said that Emmerling was fired because he showed a lack of initiative in his police work. In February, Santa Clara County Superior Court Judge Maureen Folan dismissed the case, saying Emmerling's attorney failed to provide enough evidence that police officials didn't have legitimate reasons for firing him.

Last week, Mountain View elected leaders unanimously voted to continue defending the city's actions in court. —Mark Noack

FIGHT OVER PARKING SPACE

Police arrested a 25-year-old Mountain View man last week after he allegedly punched two men for taking a parking spot he had been waiting for in a downtown parking lot.

One of the two victims called police around 6:40 p.m. on Wednesday, June 7, reporting that the suspect, identified by police as Guang Leng, attacked them in the parking structure on the 100 block of Bryant Street. The victims, both Mountain View men, told police that Leng became upset when they drove into a parking stall that he had been waiting for, and “immediately” began punching them, according to police spokeswoman Katie Nelson.

Leng also allegedly threatened the victims, causing both to fear for their lives and subsequently call police. Nelson said. Officers arrived after Leng had left the parking structure, but found him nearby and arrested on him on charges of battery and terrorist threats.

DRONE CRASH CAUSES OUTAGE

Police are asking for the public's help in finding the suspect who crashed a drone into a high-voltage wire last week, causing a power outage at Mountain View's city hall, public library and nearby homes.

Witnesses told police that a man was seen illegally flying a drone around the 200 block of Polaris Avenue around 8:15 p.m. Thursday night, June 8. The drone crashed into a high-voltage wire.

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CRIME BRIEFS

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2500 block W. El Camino Real, 6/7
1100 block N. Rengstorff Av., 6/11
100 block Bryant St., 6/7
1800 block Hidalgo Av., 6/8

BATTERY
1 block Oak Ln., 6/8
100 block Bryant St., 6/11

GRAND THEFT
1800 block Miramar Av., 6/7
700 block Continental Cir., 6/12

RESIDENTIAL BURGLARY
900 block Heatherstone Way, 6/12

ROBBERY
300 block Showers Dr., 6/10

STOLEN VEHICLE
1000 block Bonita Av., 6/12

TERRORIST THREATS
500 block View St., 6/7
100 block Bryant St., 6/7
1800 block Hidalgo Av., 6/8

VANDALISM
800 block California St., 6/8
300 block San Antonio Rd., 6/8
200 block Castro St., 6/9
400 block Bush St., 6/9
1100 block N. Rengstorff Av., 6/9
1 block S. Rengstorff Av., 6/11
900 block Eichler Dr., 6/12

See CRIME BRIEFS, page 10

POLICE LOG

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CONSTRUCTION STARTS ON GOOGLE'S CHARLESTON EAST
Mayor Ken Rosenberg and Alphabet CFO Ruth Porat chat at a gathering of civic and tech dignitaries marking the start of Google’s Charleston East project last Wednesday. The first piece of the company’s long-term strategy for its corporate headquarters in North Bayshore, the new dome-shaped campus will have 595,000 square feet of office space when completed in 2019, and is expected to be a must-see public plaza where it will host concerts and events.

MOUNTAIN VIEW
Rent control committee preps for a flood of landlord petitions
By Mark Noack
Mountain View inched a little closer last week to establishing its new rent-control program and deciding how to settle the myriad disputes it is expected to generate.

At a Thursday, June 8, meeting, the city’s rental-housing committee began the first of several planned discussions for establishing a new system for adjudicating disputes on rent increases. This is of key importance for both landlords and tenants, since it would be one of the only ways to raise apartment rents at a higher rate than the city’s new rent-control ordinance sets as the standard, which is based on increases in the local Consumer Price Index (CPI).

Every landlord and property manager speaking at the June 8 meeting stressed that simply relying rent-controlled apartments to the CPI would be insufficient for their various expenses. For next year, that allowable rent increase has been capped at 3.4 percent.

There was a feeling of deja vu as many of the same concerns and arguments spanning years of the debate over rent control were trotted out. A large showing of tenants and other rent-control advocates reminded the committee that the new law is the result of a brutal seven-year period when average rents throughout Mountain View nearly doubled. Landlords and property managers warned that the new restrictions would fall hardest on landlords who had previously tried to keep their units affordable. Meanwhile, many in attendance wanted better data to distinguish who the rent control would benefit.

“We’re not reinventing the wheel; we’re trying to streamline this and use the best practices from other jurisdictions,” explained City Attorney Jannie Quinn.

To review and rate on these petitions, Mountain View staff suggested that the city hire trained attorneys, preferably with experience working as judges or arbitrators. But that level of experience won’t come cheaply — each hearing officer will cost from $600 to $1,250 per case, depending on the size and complexity.

It remains unclear how this money will be collected. City staff say it could be paid directly by whoever files a petition, or it could be taken from the general fee that will be levied on all affected apartments in the city. That fee has not been established yet.

City staff indicated that many
Hobee’s Restaurant sold to longtime employees

LOCAL BREAKFAST CHAIN WAS FOUNDED IN MOUNTAIN VIEW

By Elena Kadvany

The family who has owned Peninsula breakfast institution Hobee’s Restaurant for 43 years sold the business to a couple of longtime employees, the company announced Tuesday.

Hobee’s, which Paul Taber first opened in Mountain View in 1974, will now be run by Camille and Daniel Chijate, each of whom as worked at Hobee’s for 28 years. Camille Chijate currently works as vice president and area manager and Daniel Chijate as kitchen manager at Hobee’s in Palo Alto.

The Taber family, which now runs five Hobee’s locations, including in Palo Alto, described the Chijates as hard-working, dedicated and passionate about service.

“Though it’s a bittersweet decision, we are heartened to leave the company in familiar, very capable hands,” Paul Taber’s children, son Peter Taber, daughter Connie Taber Durant and Edward Fike (Peter’s husband) wrote in an announcement. “There is no better choice to carry on the Hobee’s legacy.”

They said their late father founded Hobee’s at a small site in Mountain View — a former Dairy Belle franchise — with one goal in mind: “to make friends.”

“With his sly sense of humor, Paul Taber indeed made many friends,” the family wrote. “In the process, he also created one of Silicon Valley’s earliest and most enduring success stories.”

Paul Taber initially served sandwiches and fast-food items from the Mountain View location, according to a history posted on Hobee’s website. He soon expanded to an insurance office next door and built a “modest” dining room with only nine tables.

The original restaurant “consistently lost money, severely testing the Tabers’ resolve,” the website states. The family sold their van at one point to make payroll. But a healthy eating craze in the mid-1970s and Hobee’s community-minded service soon led to widespread success, according to the website.

Edward Fike, outgoing president of Hobee’s, and incoming CEO Camille Chijate hold pieces of Hobee’s famous blueberry coffee cake.

See HOBEE’S, page 8

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be affordable units, and historic data in Mountain View shows families are far more likely to have children if they live in affordable units. That percentage of affordable homes in North Bayshore is expected to create more students than the remaining 80 percent of market-rate housing, according to the letter.

The 2,358 students add to the estimated 454 more students from other Mountain View projects already under construction or in the pipeline over the next five years, as well as however many students will come from residential growth in the East Whisman area, Rudolph said. There’s some space available for new students at the two schools bordering North Bayshore — Monta Loma and Theuerkauff elementary schools — but it won’t even be near enough for the vast increase in projected enrollment driven by North Bayshore housing.

“More than 2,300 students is almost half our current population,” he said. “There’s no scenario right now to house all of those students.”

It would seem like a stroke of good luck that the school district passed a $198 million construction bond in 2012 that could help pay for these new facilities, but just about every dollar that can flow into the district’s capital fund has already been allocated. Financing new facilities, campus upgrades and a new school at Slater Elementary has been all-consuming, making the district’s deferred maintenance funds, developer fees and money from the state’s Proposition 39 energy efficiency plan. The district even padded the budget with an extra $40 million infusion using what’s called a Certificate of Participation (COP), which borrows from future revenue the district expects to make with its lease-hold contracts in order to make up for a budget shortfall.

The cost to build facilities for 2,358 additional students works out to $165 million or more, to pay for the construction of classrooms and ancillary facilities at three new elementary schools campuses and a new middle school, according to estimates from the company Greystone Development. Funds are levied on new residential development to offset the cost of housing more students, would hardly make a dent. Assuming all 9,850 units get built, the district expects to receive about $16.5 million in fees — a little over half the cost of building a single school.

When the district successfully receives matching funds from the state through the recently passed Proposition 51, it still faces a $122.4 million shortfall.

“The rental fee revenue $122 million laying around for new facilities,” Rudolph said.

The Mountain View-Los Altos High School District is in the same boat. Housing in North Bayshore would add 1,108 students to the district, and both Mountain View and Los Altos high school campuses are already facing a shortage of classroom space. Earlier this year, the district moved forward on a plan to convert the weight room at Los Altos into two classroom as a short-term measure to make sure the entire district is prepared for the students in the upcoming school year.

In all likelihood, the residential growth means the high school district will need a new campus, which will cost about $92 million. Developer fees amounting to $8.3 million, along with a potential $16.5 million in matching funds from the state, still leave the district with a $67 million hole in the budget.

“The developer fees that come in from a project like this are a drop in the bucket compared to the cost of purchasing land and building classrooms,” Harding told council members at a May 16 meeting.

The environmental impact report for the North Bayshore Precise Plan, on the other hand, states that any North “offset impacts to local schools,” and would therefore result in a “less than significant impact” for local school districts. The report says that enrollment growth from North Bayshore would presumably be handled by adding portable classrooms on existing sites, adjusting district boundaries and providing bus transportation.

While both school districts would face major enrollment growth and steep budget shortfalls under the revised North Bayshore Precise Plan, district officials were quick to say that the letters should not be seen as opposition to the plan. Mountain View-Los Altos Associate Superintendent Mike Mathiesen told the Voice Tuesday that the district supports housing growth and believes it’s a good thing for the community, and that the letter was intended to paint a clear picture of what resources the district will need to accommodate the ambitious plans in North Bayshore. The hope, he said, is that the developers of new developments in the area will work with the school district to mitigate the effects of the new housing.

“We are aware housing is a huge problem in Mountain View and the Bay Area, and we’re looking forward to working with the city,” Mathiesen said. “We also want to be mindful of the students, and provide them a top-quality education.”

Rudolph said he believes the residential plans for North Bayshore are a “great opportunity” for the city, the school district and developers to come up with a solution to a problem that they know is coming. There shouldn’t be any problems, so long as the district is included in the planning process, and developers are cognizant of how each project will impact schools.

“I feel good about where we’re at,” Rudolph said.

Dedicated land for schools

On top of expensive construction costs, school districts are also grappling with how to go about acquiring land — valued at hundreds of millions of dollars — in order to build the new schools. Assuming a traditional campus layout, the Mountain View Whisman School District estimates it would need a combined 30 acres of land for three elementary schools and another 20 acres for a middle school, according to the letter sent to city staff. The letter goes on to explicitly request a land dedication equal to 50 acres as a “condition of approval” of the North Bayshore Precise Plan and prior to the certification of the environmental report.

The letter from the Mountain View-Los Altos High School District makes a near identical request, calling for land dedication of 33.5 acres of land for a new comprehensive high school as a condition of approval for the precise plan. To put that in perspective, the school districts are asking for a total of more than 80 acres to house students coming from 105 acres of new housing.

Mathiesen said the acreage suggested in the letter comes directly from state guidelines, and would give the district enough room to build a traditional campus similar to Mountain View or Los Altos high schools. But he said district officials understand they may have to build a more compact campus with a more urban, multi-story layout, because of the huge cost of land.

“We know the likelihood of reserving 33.5 acres of land for that development would be rare,” he said.

Mountain View city staff are still exploring whether it’s possible to make land dedication a condition of approval for a project, but the city intends to work collaboratively with school districts to find a solution that works for all parties. City Manager Dave Rodeck told the Voice in an email Tuesday. He said the City Council and the Environmental Planning Commission members are scheduled to discuss the North Bayshore Precise Plan later this month, and expects that the final version of the plan will have “policy language” to assist school districts.

The city does not have a firm date on when the final environmental impact report will be released, though city staff anticipate it will not be finished by the end of the month.

Email Kevin Forestieri at kforestieri@mv-voice.com

Local News

NORTH BAYSHORE

Continued from page 1

cases probably won’t rise to a full hearing. A previous city program of mediation resolved about 87 percent of conflicts between landlords and tenants, according to city housing staff. When you get people sitting around the table, the success rate for reaching a compromise is high, said Emily Hislop, a coordinator with the city’s mediation services.

“In our experience with mediation, when you get people facing each other, tenants get a chance to show all their expenses for water, garbage, everything,” she said. “That way, tenants who might feel like their landlords are taking every opportunity to raise rents, then they can see where they’re coming from.”

For that reason, Hislop and others in the field suggested that many disputes could be settled early on without the need for a formal meeting with a paid hearing officer.

The Rental Housing Committee reviewed only an early draft of the planned petition process, which will revised and brought back for the next committee meeting on June 19. At the meeting, the committee will also discuss establishing standards for a “fair rate of return” for landlords, which would guide how hearing officers rule in tenant cases.

City housing officials say the petition process, hearing officers and fair rate of return guidelines will likely be bundled together for final approvals at the July 10 meeting.

In a related discussion, the committee decided not to take action on a proposed citywide 0.6 percent rent increase to cover the period between October 2015 and February 2016. City staff originally proposed this increase because they say this time period was not reflected in CSFRA language. However, tenant advocates warned this rent increase would be illegal.

On Thursday, city staff signaled a change of heart, and they urged the committee to hold off on any decision for now. City Attorney Quinn suggested that the committee first establish its processes and return to the issue at a later date.

In a 4-1 vote, with Chairwoman Vanessa Honey opposed, the committee agreed to table the discussion.
Affordable housing for vets breaks ground

By Mark Noack

It may be the most costly affordable housing project ever attempted in Mountain View, but it was still a cause for celebration.

On Monday, Mountain View dignitaries gathered for a groundbreaking for the $33 million Eagle Park Apartments at 1701 El Camino Real. When complete, the project will provide 67 homes for low-income veterans and other households, said Candice Gonzalez, the Palo Alto Housing executive director who spearheaded the project.

“We’re beyond thrilled to be here today at this milestone event,” she said at the June 12 event. “Just picture our veterans moving in these homes. This is not a dream; this will now happen because of all of you.”

Over the last couple years, the apartment project had to overcome a number of obstacles to secure land, grants and tax credits. The project was nearly derailed earlier this year after corporate investors backed away from buying the project’s $20 million in government-issued tax credits. This came as a result of the Trump administration’s plans to cut corporate tax rates, making the tax credits less valuable.

The project came to fruition thanks to help (and plenty of money) from its many partners, including the city of Mountain View, Santa Clara County, U.S. Bancorp and Google, along with various state housing and veterans agencies.

The Eagle Park Apartments are scheduled to be complete in late 2018. About six months prior to its completion, Palo Alto Housing officials say they will post application materials on the nonprofit’s website for those interested in leasing units, which will include a mix of studios and one-bedroom apartments. Residents must earn less than 60 percent of the local area’s median income, which would be about

HOBEE’S

Continued from page 6

the company, Hobee’s now serves sandwiches, salads, tacos, pasta, burgers, smoothies and has a gluten-free menu.

The announcement notes the many awards Hobee’s has garnered over the years, including “best breakfast” in the Voice’s Best Of Mountain View competition.

Hobee’s, known for its ample breakfasts and signature hunks of blueberry coffee cake with a dollop of melting butter on top, currently has locations in Belmont, San Jose and Sunnyvale. A location at the Town & Country Village in Palo Alto closed in 2013. A Los Gatos Hobee’s also closed that year and a Campbell location followed in 2014. An outpost in Cupertino is an independently owned franchise.

In an email, Camille Chijate said she is planning some changes for Hobee’s, including continuing a trend toward purchasing locally by featuring local produce, dairy and craft beers.

She and her husband will keep “tried and true” menu favorites but also add customer “wish list items” like grain bowls, cold brew coffee and organic and natural products when possible.

The Chijates also plan to update the restaurants’ dining rooms while still “maintaining our homey, funky vibe,” Camille said.

Camille, who is personally interested in the environment, said she aims “to go more green in our operations, with resources, packaging and day-to-day habits.”

The restaurants have always been a “family affair,” the Tabers wrote in their announcement. Matriarch Mary Taber “cheerfully” processed Hobee’s payroll until she was 82 years old, when she retired and moved to Honolulu — where she met her husband — before her death in 2014. Her husband died at the age of 72 in 1998.

Connie Taber Durant focused on customer service and developed a training program for employees while Peter served as the company’s “chief architect for expansion” and also developed many Hobee’s recipes, including the coffee cake, the family said. Fike, an attorney, took over as CEO from Peter Taber in 2005 and “skillfully navigated the company through the economic ups and downs of the new millennium.”

As Hobee’s enters a new era of ownership, the Tabers are “thrilled to be keeping Hobee’s in the family!” Fike wrote in an email announcing the sale.

Cleaner, Greener Power is Coming to Mountain View

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RESTAURANTS

Continued from page 1

and how that could be done.

Whether the buildings are “happy” remains up for debate, but both structures indisputably have some historic value. They include the Chez TJ building — also known as the Weilheimer House — a 1894 Spanish-style building that's among the city’s oldest structures and was the home of Arthur Free, the only congressman ever to hail from Mountain View. Right next door is the Tied House brewery, a 1931 Spanish-style building with its own role as a longtime meeting spot that's generally regarded as the less historically significant of the pair.

After decades of running their restaurants, Chez TJ owner George Aviat and Tied House owner Ron Manabe both came to the council on Tuesday saying they were ready to call it quits. Over the last year, both restaurateurs had partnered with the Minkoff Group development firm to work on plans for rebuilding the two sites. Their plan calls for a new four-story office complex with space for a new gastropub on the bottom floor.

“I’m getting old and I want to move into the next phase of my life,” Aviat said to the council. “In order for me to continue, it’s become very difficult emotionally and physically.”

Aviat, who lives in a cottage behind Chez TJ, said the building’s historic value had eroded over time through years of repairs and remodels. But a large-rewriting of downtown residents and history buffs begged to differ. Taking the podium, Candace Bowers, president of the Mountain View Historical Association, gave city leaders a whirlwind biography of the early-day families who built the structures, and she warned that the city’s heritage needed protection.

“Our membership has had a pretty strong, even passionate,

reaction to the news of this proposed project,” she said. “These buildings are visually delightful, historically interesting and they represent the city of Mountain View.”

Mountain View has a rocky past when trying to preserve the vestiges of its early days. Iconic locations like Hangar One avoided the wrecking ball only due to a groundskept public support. But other landmark sites of local lore are now lost forever, including Walker’s Wagon Wheel tavern and the Shockley Semiconductor Laboratory.

City staff tried to find a way to satisfy everyone. Staffers proposed the restaurant buildings — especially the older, more historic Weilheimer House — could be moved to a new site, such as a city park.

It was an idea that didn’t excite anyone, in part because it had failed previously, just down the block from Chez TJ, the city had tried to find a new home for the 130-year-old Pearson House so the site could be rebuilt for offices. But the old house was later demolished after they couldn’t find a suitable place to relocate it. On the plus side, local preservationists were able to save the tiny Immigrant House, which used to be on the same lot as the Pearson House. That structure now serves as a mini-museum at the city’s Heritage Park.

For city leaders hoping to learn a lesson from the past, the future of the Villa Street restaurants was a difficult issue. Many spoke about how the downtown site and its close proximity to transit makes it a perfect spot for more offices. But almost everyone hesitated out of concern they could wind up signing away more of the city’s heritage.

“People 30 years from now will talk about what happened here,” said Councilwoman Pat Showalter. “We need to pause on this so we can investigate the options for these historic properties.”

City leaders pitched ideas to retain more of the buildings. Could the facade of the Tied House be somehow incorporated into the new development? Perhaps the office design could be tweaked to leave enough space for the Weilheimer cottage?

By the end of the meeting, there was no firm decision. Council members asked city staff to study more options for keeping or relocating the old buildings, but they also agreed development plans should be allowed to continue.

Basically, the city was urging the restaurant owners to be creative in figuring out a way to preserve their buildings, said City Manager Dan Rich.

It was an impasse that ultimately circled back to the lesson of “The Little House.” Mayor Rosenberg summarized his position: The historic buildings should be remain where they are.

“This would be asking us to get rid of our history,” he said. “I don’t think the historic significance of the house would be preserved if you move it out of downtown.”

Councilman Lenny Siegel had a different take on the book’s lesson. Sometimes it made sense to move, he said.

“Read the same book to my kids,” he said. “Remember: the house was smiling when it moved.”

VETS HOUSING

Continued from page 8

$47,000 for a one-person household. Applicants for the housing are expected to number in the “thousands” and the lucky few who receive an apartment will be chosen through a lottery system, Gonzalez said.

Gonzalez said her nonprofit has other irons in the fire for future affordable housing projects in Mountain View. She told the Voice they recently closed sale on a Terra Bella Avenue property that could someday host 100 new studio apartments.

More information is online at http://pah.community.

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SUMMERWINDS TO CLOSE

Mountain View is losing its SummerWinds Nursery. Palo Alto will become one of three remaining locations after the gardening and nursery products company announced this week that it will be closing its San Jose and Mountain View stores in the late fall. The company blamed high rents for the closure of the Mountain View nursery, located at 805 Yuba Drive. Besides Palo Alto, the Campbell and Cupertino locations will remain open.

“The three remaining locations are just a neighborhood or two away from our loyal customers, and many of our outstanding associates will relocate to our remaining stores,” said President and CEO Frank Benzing.

SummerWinds Nursery has a long history in the South Bay, with many store locations opening under the banner of Woolworth Nurseries in the 1960s and 1970s. SummerWinds is headquartered in Boise, Idaho and operates retail nurseries in the greater Phoenix, Arizona area and in Silicon Valley. —Elizabeth Lorenz

TAX EXEMPTIONS

> Continued from page 5

both school districts need to make applications “prominently available” on district websites and provide renewal forms by mail. Information on exemptions and the application procedures should also be available to people who are uncomfortable using the internet, which could include newsletters, newspaper ads and postings at libraries and senior centers.

The recommendations singled out Mountain View Whisman in particular for failing to provide a link on its home page to information on the parcel tax and available exemptions, as well as instructions and the required application forms.

School districts don’t exactly stand to gain from making these improvements. The report found that a total of 840 homeowners received an exemption in the Mountain View Whisman School District this year, amounting to a loss of about $107,000 in parcel tax revenue. The Los Altos School District granted more than twice that number — 1,883 exemptions — resulting in a loss of $1.5 million in tax revenue. The estimated loss of potential revenue from exemptions in the county totals $6.5 million.

The Mountain View Whisman School District has drafted a response to the Grand Jury report, which will be reviewed by board members at the June 15 board meeting, after the Voice’s press deadline. The district contests the findings on multiple fronts, claiming that the it has made information easily available on the district website, provides application forms year-round and allows homeowners to apply for a tax exemption in person, online, by mail and “by proxy.” It also disputes that “it’s the district’s responsibility — rather than the county’s — to come up with a common deadline across all districts for applications and renewals. The Los Altos School District is still reviewing the findings and recommendations of the report, according to Superintendent Jeff Baier. The district is already in the process of implementing some of the requests, and expects to have a written response by Aug. 22.

Email Kevin Forestieri at kforestieri@mv-voice.com

CRIME BRIEFS

> Continued from page 4

wire and caused an outage for roughly 1,600 PG&E customers, according to police. The outage lasted until a little after 11 p.m.

The library was evacuated out of an abundance of caution, according to police, and a rental housing committee meeting in City Hall was plunged into darkness.

FAA regulations prohibit the use of drones near people or surrounding obstacles, according to a statement by the Mountain View Police Department. The regulations also bar people from flying drones within a five-mile radius of an airport, such as Moffett Field, without notification.

The suspect is described as a white man with white hair, and was seen leaving the scene in a white hatchback before officers arrived. The damage caused by the incident is estimated to be in the tens of thousands of dollars, and repair work continued into the next morning.

WOMAN PUNCHED REPEATEDLY

A Los Gatos woman was arrested last week on battery charges after she allegedly attacked a woman without provocation, repeatedly punching her in the face before fleeing the area.

The suspect, identified as 39-year-old Suzanne Hernandez from Los Gatos, allegedly attacked the woman at the Bay Sleep Clinic just north of the Grant Park Plaza on Thursday, June 8, around 3:30 p.m. The victim had a swollen face, and told police she had been attacked for no reason, according to police spokesperson Katie Nelson. The victim declined medical attention.

Hernandez had left the area by the time officers arrived, but she was later found in an In-N-Out burger parking lot. She allegedly refused to listen to officers and repeatedly walked off and tried to get away, Nelson said.

Hernandez was arrested and transported to Santa Clara County jail on battery charges as well as for resisting an officer.

—Kevin Forestieri

CITY DEBUTS NEW STEVENS CREEK TRAIL DETOUR

RARELY does an improvised fix mark such a celebration. On Friday morning, the Mountain View City Council and bike enthusiasts gathered at the Stevens Creek Trail to formally open a new detour around a collapsed section of the popular path.

In January, a series of heavy storms caused the portion of the creek bank adjacent to the trail, between El Camino Real and Yuba Drive, to collapse. Officials decided to close off the segment of the trail because it was considered too hazardous to remain in use.

Ever since then, cyclists and commuters have been rerouted onto El Camino Real and Yuba Drive, a interim solution that officials admitted was far from ideal. Meanwhile, they worked on a better plan to redirect bicycles and pedestrians.

In April, city officials announced they had signed a deal with the Extended Stay Hotel to use a strip of property to temporarily build a new bypass around the damaged section. Responsibility for fixing the permanent creekside trail falls to the Santa Clara Valley Water District. The water utility is still working on those plans.
147 Almendral Avenue, Atherton

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Towering redwoods surround this jewel of a property, creating a woodland sanctuary of nearly one acre (per county) within this highly exclusive address. The spacious premises reveal an enchanting 4 bedroom, 3 bath home of approx. 2,500 sq. ft. (per county) that emanates custom Mid-Century Modern style, the byproduct of an architect influenced by the timeless designs of Charles Eames and Herman Miller. Boasting a stunning pyramid ceiling, updated amenities, and a versatile layout, the home can easily accommodate remodeling and even expansion. Tucked inside one of the most distinguished neighborhoods in Silicon Valley, this setting is within mere moments of the celebrated Menlo Circus Club, alluring downtown Menlo Park, and illustrious private schools.

For video tour & more photos, please visit:
www.147Almendral.com
Offered at $6,288,000

OPEN HOUSE

Saturday
1:30-4:30
Oddly enough, Fraknoi’s early career was shaped not just by what he learned in the classroom, but what he learned in radio. In the mid 1970s, he was invited to do an hour-long interview with KGO radio host Jim Eason. It put him in a completely different mindset: he had no blackboard, no slides and just a three-minute window to explain whatever astronomy topic got dumped into his lap. “Jim (Eason) and I just hit it off, some chemistry just happened between us,” Fraknoi recalled.

“He took me under his wing and mentored me on how you answer science questions on the radio. He gave me love and because he always kept inviting me back every six weeks or so.”

Fraknoi made frequent appearances on Bay Area radio, as Eason and other talk show hosts would use him as the station’s de facto astronomy expert, a “nerdy but cool” resource to rely on when a big discovery or astronomical event became national news. He spoke on KQED’s Forum earlier this year about NASA’s recent discoveries of seven earth-sized planets — some of which appear to be habitable — and other New Horizons satellite taught researchers about the atmosphere and surface of Pluto.

Throughout his career, Fraknoi said there’s been a “golden age of new discoveries in astronomy that have fueled public interest and excited people, giving his students a timely angle on what they’re learning in class. The field never gets boring, which is probably why the radio invitations keep coming, Fraknoi said.

“The big telescopes and our space probes have turned astronomy into an ensemble of discoveries, it’s like being a kid in a candy store,” he said. “In my whole career it’s just one exciting discovery, one giant telescope, after another.”

Fraknoi’s legacy goes beyond Foothill and local radio. He led the Astronomical Society of the Pacific (ASP) for 14 years, and molded the organization into a resource for education and outreach programs with a presence all over the world. Under his leadership, ASP launched a nation-wide program called Project ASTRO, which pairs professional and amateur astronomers with teachers in order to bring astronomy to the classroom. The local chapter includes 250 active astronomers in over 150 schools in the greater Bay Area.

Linda Shore, the executive director of ASP, said the society used to be a relatively small, locally focused organization, with a narrow “spectator’s role” in astronomy education before Fraknoi took the helm. Now it couldn’t be any more different, she said. ASP has a presence in schools, museums and planetariums, works with park rangers and Girl Scouts, and launched a “diversity initiative” to make sure students from all backgrounds have a chance to learn about the stars.

“We’re in India working with Tibetan monks and nuns in exile, teaching them astronomy,” Shore said. “We’re working in Chile to help astronomers do outreach in their community.”

Astronomy teachers hardly have an easy task, translating complex ideas and complicated contemplatory research into information that students — regardless of background — can digest without feeling lost or confused. Shore said Fraknoi does his best to share his tricks and strategies, but he seems to have a special knack for finding the “essence” of what’s going on in space and giving it an easy-to-understand explanation.

“He’s really good at conveying the magic about what’s happening, and he does it in extremely few words with a single image or idea,” she said. “Part of that is an art that you’re sort of born with.”

ASP still serves its original role as a professional resource for astronomers, publishing technical journals that are reviewed, or “refereed,” by experts in the field. But because of Fraknoi, the organization has a new role as a leading organization in how to teach astronomy to the general public, said Michael Bennett, a former executive director for the society.

“When we start talking to scientists about being better communicators with the public, they’re dealing with what they perceive as a legitimate scientific organization,” said Bennett.

Outside of the classroom, Fraknoi has been working for years to prepare as many people as possible for the upcoming 2017 solar eclipse, a spectacular astronomical event where the moon blot out the sun during the day. Anyone standing in the path of the “total eclipse” zone, which spans from Oregon to South Carolina, will get a precious few minutes to see the sun totally blocked out, revealing a vibrant halo that shows the sun’s expansive upper atmosphere.

But how prepared are we for this all-American eclipse? At a public talk last month, Fraknoi said there’s a long list of logistics problems and public health concerns for the upcoming Aug. 21 eclipse that are “keeping astronomers up at night.” Millions of people are going to be tempted to stare directly at the sun to watch the eclipse without eye protection, he said, which can cause serious eye damage even during a partial eclipse. What’s more, the total eclipse path includes almost entirely rural cities, meaning small towns need to start planning ahead for a massive influx of visitors, traffic jams and a sudden need for public restrooms.

Fraknoi said he began planning for the eclipse about four years ago because he predicted it would be a big deal: It’s the first eclipse of the Internet age that’s entirely over populated land, its path includes the entire United States, and the partial eclipse is going to be visible to nearly 500 million people.

Initially, he said his dream was to have Starbucks sell safe viewing glasses that would allow people to watch the eclipse without damaging their eyes. It seemed like a foolproof idea, he said, but for whatever reason Starbucks wasn’t interested. He was later able to get Google and the Moore Foundation to agree to distribute 2 million viewing glasses at 4,800 public libraries all over the country, which he believes are an ideal location to reach as many people as possible.

“Despite the internet taking over things, libraries are still thriving enterprises,” he said.

After wrapping up his teaching career, Fraknoi said he plans to shift gears toward writing, particularly science fiction that about science and astronomy. He said he’s already joined a writers group and is coming up with stories regularly. So far, it’s been a humble start to his budding hobby.

“Like many beginning authors, I have a bulletin board with rejection slips from the most important science fiction publishers in the world,” he said. “But two of my stories have been published!”

A guide to the upcoming eclipse, co-written by Fraknoi, can be found online at bit.ly/2bkG5va.
Consider more land options for new school site

by Lou Becker, Ginny Lear

In this June 16, 2017, MountainView Voice article, Lou Becker and Ginny Lear discuss a visitor's opinion on land options for a new school site in Mountain View, CA. They argue against a tenth school on school-site land and suggest a broader community approach to solving the school land problem.

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13
859 Rorke Way, Palo Alto

Elegantly designed and centrally located, this gorgeous home of over 2,000 sq. ft. (per county) enjoys 4 bedrooms, which include a flexible office, and 2 baths on a corner lot of nearly 7,000 sq. ft. (per plans). Modern sophistication is showcased in a gourmet kitchen, plantation shutters, and dimmable lighting, while extensive windows usher in abundant natural light. Easily bike to Seale and Ramos Parks, while Interstate 101 and Midtown Shopping Center are easily accessible. Within strolling distance are the YMCA and Palo Verde Elementary (API 961), and other top schools like JLS Middle (API 943) and Gunn High (API 917) are nearby (buyer to verify eligibility).

Offered at $2,488,000

For video tour & more photos, please visit: www.859RorkeWay.com
5 Cedar Lane, Woodside

Timeless Allure in Famed Location

Located off exclusive Mountain Home Road, this custom 4 bedroom, 4 bath residence of 3,900 sq. ft. (per county) and 1 bedroom, 1 bath guesthouse blend classic finishes, modern luxury, and vibrant gardens of over an acre (per county) within a coveted, highly walkable cul-de-sac. Though built in the 21st century, the home offers stained glass, exposed-beam ceilings, and reclaimed fixtures, creating an ambiance of timeless charm. Multiple French doors open to enticing gardens with footpaths and terraces. From the natural privacy of these seemingly secluded grounds, stroll to shopping, dining, and top-ranking Woodside School (API 965), and quickly reach scenic open spaces and Highway 280 (buyer to verify eligibility).

For video tour & more photos, please visit:
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91 Arbuelo Way, Los Altos
Seamlessly blending modern living with inviting warmth is this lovely 4 bedroom, 3.5 bath home of approx. 3,600 sq. ft. (per county) which resides on a generous property of over 10,000 sq. ft. (per county). High-end luxury is featured in the gourmet kitchen and opulent master bath, while a central floorplan has been thoughtfully designed to accommodate large gatherings. Easily access Hillview Park and Los Altos Library, as well as both San Antonio Center and downtown Los Altos. Excellent schools, including Almond Elementary (API 955), Egan Junior (API 976), and Los Altos High (API 895), are all within convenient biking distance (buyer to verify eligibility).

Offered at $3,788,000

For video tour & more photos, please visit: www.91ArbueloWay.com
It’s summer, it’s hot and you’ve somehow exhausted your palate for ice cream. Or maybe you’re looking for a more refreshing option, without the heavy cream and egg yolks. Regardless of whether you’re suffering from ice cream fatigue, there’s plenty of variety on the Midpeninsula when it comes to cold desserts. Read on to discover some local spots that offer chilly treats with a twist.

**Palateria Los Manguitos**

On a particularly sweltering day, Palateria Los Manguitos beckons like a beacon on a hill. Except it’s a bit of a hole in the wall, one of the many small, unassuming establishments that line Middlefield Road in Redwood City.

School’s out for the summer, as evidenced by the kids and families seated inside, eating medleys of fresh fruit seasoned with chile or enjoying a mangoneada — a chunky mango smoothie swirled with chile and chamoy. Behind the register, a long counter boasts fresh fruit and veggie ingredients: papaya, strawberry, mango, jicama, watermelon and lime.

Palateria Los Manguitos offers the sort of spicy-savory-fruity-sweet combination popular in Latin America. Owner Jose “Pepe” Alvarez opened Los Manguitos six years ago, modeling his paleteria, an establishment that sells popsicles and other icy treats, after one he came across in Modesto.

On a recent afternoon, customers stepped up to a counter, laden with large bottles of Tajin, Salsa Valentina and chamoy — spicy, chile-based seasoning that folks can add (liberally)

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**Colorful French macarons** can be filled with ice cream at the Tea Zone and Fruit Bar in Mountain View.

**Fruit-filled paletas** are sold at Palateria Los Manguitos in Redwood City.

**Ice cream-filled mochi** are among the treats made at California Mochi in Mountain View.

---

**SWEETS FOR BEATING THE HEAT**

*In search of local alternatives to everyday ice cream*

**BY ANNA MEDINA**
to their snacks; it’s the equivalent to a ketchup station for french fries. Alvarez said that the best sellers are the mangoneada and the fresas con crema, or strawberries with cream. In the morning, Palteria Los Manguitos sees a rush of customers, many regulars, opting for smoothies.

What sets apart the offerings at Las Manguitos, said Alvarez, is that everything is natural. And, he said, he offers Latinos what they like — “algo de su tierra” — something from their homeland.

THE TEA ZONE

Further south on El Camino Real in Mountain View, the Tea Zone and Fruit Bar offers a bright and cheery spot to beat the heat with some made-to-order macaron-ice cream sandwiches. Tea Zone also offers refreshing bubble tea and green pandan waffles, made with coconut milk and pandan, a fragrant leaf used to flavor Southeast Asian dishes, topped with fresh fruit and nutella. Husband-and-wife team The Anh Hang (Tommy) and Hong Van-Nguyen are behind Tea Zone, and the Mountain View location is their third. The idea was born out of Van-Nguyen’s recipes, which she worked on for years prior to starting a business with her husband, who had experience with running a restaurant.

Hang claims they have a reputation for having “the best taro in town.” Taro root, a staple in Southeast Asian and Indian diets, is offered as a flavor in Tea Zone’s milk tea, “snow bubble” (similar to a milkshake) and ice cream offerings. A popular macaron-ice cream combo is pistachio macarons with taro ice cream.

Hang said that their macarons are “French chef-made” and local, though he did not disclose the supplier. He said it was important to the couple to sell macarons that are sourced from someone with a connection to France.

CALIFORNIA MOCHI

Sandwiched in between the mangos in Redwood City and macarons on the south side of Mountain View is a small outpost of California Mochi, which opened less than a year ago. The first and largest location is in Santa Clara. Owner and CEO Thomas Chang said chef and “mochi master” Aaron Choi, who graduated from Le Cordon Bleu cooking school in San Francisco, was doing an apprenticeship in Japan when he saw strawberry mochi, inspiring him to experiment with fruit fillings.

“He thought, ‘Why don’t I put other stuff (inside)?’” Chang recalled, adding that he was surprised no one had thought of it sooner.

“Now, more and more, people are looking for a healthier way. They still want sweets ... but we’re trying (to provide) a substitute. I figured this would be a good alternative,” Chang said.

Mochi is a traditional Japanese dessert made of sweet rice that’s steamed and pounded to create a rice dough. The chewy pastries are traditionally filled with sweet bean paste. The fruit mochi...
A fresh fruit mochi is filled with red bean paste and whole strawberries at California Mochi.

offered at California Mochi includes white or red bean fillings. California Mochi offers both fruit-filled and ice cream-filled mochi. For the fruit version, they put the whole fruit inside, like an entire strawberry or red grapes. Choi said that the mochi is handmade every morning with fruit sourced from local farmers markets and dedicated suppliers in California. California Mochi doesn’t use any preservatives, so the mochi should be eaten within 24 hours, Choi said. At the end of a recent hot day, some of the flavors behind the glass — like the shop’s best-selling strawberry mochi — were completely sold out. Since the mochi is made daily, there’s a limited supply. Chang recommends calling ahead to put your favorite flavor “on hold.”

Email Anna Medina at amedina@paweekly.com.
Pixar’s animated films never fail to be about something — story and theme integrated to have an emotional effect on viewers young and old in a way that sets the films apart from their many competitors. "Cars 2" released in 2011, was a notable exception, diverging from Pixar’s winning formula to turn the burgeoning franchise into a dazzling but dopey spy adventure with next to nothing on its mind. "Cars 3" gets the franchise back on track with a story that U-turns to the heart of the 2006 original.

This time, champion race car Lightning McQueen (Owen Wilson) faces stiff competition from smart-talking Jackson Storm (Armie Hammer), a sleek, custom-built “Next Gen” Piston Cup Racer. After a series of losses, Lightning begins to wonder: is it time to retire? With high-tech builds and training, the racing game has changed, meaning Lightning will have to sit it out, rushing away in Radiator Springs, or "try something new." Following a pep talk by girlfriend Sally (Bonnie Hunt), Lightning repairs to his sponsor’s Rust-Eze Training Center, ready to try out treadmills, wind tunnels, and virtual reality if it means a new lease on his racing life.

It’s a bumpy road, and soon Lightning’s being encouraged by Rust-Eze’s new owner Sterling (Nathan Fillion) to “cash in” and become a “brand” through product endorsements. It’ll all come down to the Florida 500: if Lightning wins, he can keep racing for Rust-Eze. If he loses, he’s done. “Cars 3” sets up the expectation, then, that it is a latter-day “Rocky” story, a comeback journey for an aging competitor who’s still got life left in him. That’s not wrong, but it turns out that what “Cars 3” is really about — other than the relentless passage of time — is the role of a great teacher, or mentor.

The film’s early passages will carry, for adults, an extra poignancy. The filmmakers pulled recordings from 28 hours of unused Paul Newman record-ings to bring back Lightning’s late crew chief and mentor Doc Hudson despite Newman’s 2008 death, and there’s a scene that allows the characters Tom Magliozzi and brother Ray (of “Car Talk”) to drive into the sunset (Tom died three years ago). In surprisingly complex fashion, “Cars 3” explores the roles of teachers who care deeply for their students, the legacies of elder statesmen and the inspiration they left behind, even as the sequel introduces an important new character in “maestro of motivation” Cruz Ramirez (Cristela Alonzo).

Ably directed by Brian Fee (a storyboard artist on “Cars” and “Cars 2”), “Cars 3” expends plenty of time on the sports-movie formula and racing sequences (including a demolition-derby longueur), but it leaves a greater impression in its poignant stretches (like the regrets of the “those who can’t do, teach” trainer) and its passages of cinematographic beauty (like those at the dusky old Thomaville Speedway), all scored by the great Randy Newman. The turns of the final race dearly involve both halves of the movie into a surprisingly satisfying whole, another entertaining and meaningful G-rated win for Pixar.

Rated G. One hour, 49 minutes. — Peter Canavese
MOUNTAIN VIEW

PENINSULA SYMPHONY: ‘SUMMER MUSIC & MAGIC!’
Everyone is invited to grab a blanket and picnic and join the Peninsula Symphony for an evening concert, which will begin with performances of a wide range of masterpieces. Megan P. Akery will join the ensemble, and the program is set to feature violinist Joseph Wong, winner of Peninsula Symphony’s 2017 Young Musicians Competition. June 17, 6 p.m. Free. Hillview Community Center & Park, 97 Hillview Ave., Los Altos. peninsulaSymphony.org

HACKETT AND WAGNER AVENUES RENOVATION, PROJECTS 16-30 AND 17-33
The City of Mountain View is proposing to reconstruct the roadway on Hackett Avenue from Farley Street to the end past Byrnerogue Street, and Wagner Avenue between Farley Street and Byrnerogue Street. The improvements include removal and reconstruction of rolled curb, gutter, curb ramps, sidewalks, driveways, storm drain inlets and asphalt concrete pavement.

The projects are partially funded by the Santa Clara Valley Transportation Authority’s (VTA) Local Road Improvement and Repair Program. This program is funded by the $10 increase in Vehicle Registration Fees approved by the Santa Clara Valley voters in a November 2010 ballot measure (Measure B).

You are invited to the following Mountain View City Council meeting where the Council will consider approval of the project:

TUESDAY, JUNE 27, 2017
6:30 P.M. (OR AS SOON THEREAFTER AS THE ITEM CAN BE HEARD)
COUNCIL CHAMBERS
SECOND FLOOR, MOUNTAIN VIEW CITY HALL
500 CASTRO STREET, MOUNTAIN VIEW, CALIFORNIA

If the project is approved by Council, construction is scheduled to begin October 2017.

If you have any questions about this project, please contact me at (650) 903-6311 or Hoa.Nguyen@mountainview.gov

CONCERTS
Brad Paisley: Country music star Brad Paisley will be in concert with opener Dustin Lynch, Chase Bryant and Lindsay Ell. June 17, 7 p.m. Shoreline Amphitheatre, 1 Amphitheatre Pkwy, Mountain View. viewmountainview.com

MIDNIGHT SUMMER NIGHT’S DREAM: This summer evening concert will feature Chin-Chen Chan (flute), CSMA faculty and Meng-Hua Lin (piano). The evening’s program will include works by French composer Philippe Gaubert and Fantasia, by Taiwanes composer Tzyen Hsiao. Doors open at 7:30 p.m. Seating is first-come, first-served. Reservations are advised to arrive early. June 22, 7:30 p.m. Free. Community School of Music and Arts, 230 So. De Anza Blvd, Mountain View. vote konuşmak eventoğrul"nun zamanlaması için uygun.
fogster.com is a unique website offering FREE postings from communities throughout the Bay Area and an opportunity for you to ad in the Palo Alto Weekly, The Almanac and the Mountain View Voice.
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Offered at $1,988,000

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www.3537AlmaVillage.com
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- Mountain View resident
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Judged in the large circulation weekly category by out-of-state judges

The All-Star Latin/Jazz Quartet is comprised of JOHN SANTOS, LARRY VUCKOVICH, PERRY THOORSELL, plus the multilingual vocalist VALERIANA QUEVEDO. One of their specialties is transforming the timeless, beautiful melodies from the Great American Songbook to jazz rhythms including Latin and Brazilian, with the flavors of boleros, cha-chas, mambo, and sambas. The sound of this quartet is unique - you’re in for an exciting experience. VALERIANA QUEVEDO will sing some top hits including favorites and romantic Mexican boleros as well as mambo and cha-cha selections. Excellent Latin percussionist John Santos and the versatile Perry Thoorsell on bass complete the group. Free parking.
At DeLeon Realty, we are not limited to accepting only turn-key, luxury-grade listings. Our innovative team of specialists enables us to transform every one of our listings into a truly must-have home. Let us show you what we can do for your home.

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Susan K. 3/7/17

★★★★★
“The team made sure we were comfortable with everything from paint colors to pricing strategy to marketing”
“We wouldn’t have changed a single thing”
Jigar 2/8/17

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“Michael is AMAZING”
“We cannot recommend Michael and his team enough.”
Leslie 5/9/17

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“He’s the best!”
PR, 4/6/17

★★★★★
“They exceeded even my very high expectations.”
LK, 3/8/17

★★★★★
“A cut above the rest”
“Such a class act”
PD, 3/28/17

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