

Mountain View VOICE

APRIL 24, 2015 VOLUME 23, NO. 13

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of hours

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MICHELLE LE

Brandon Jones holds his son **James** high enough to whisk the soup while his wife **Emily** tends to another task in the kitchen. The family has lived in a *Granada* townhouse since 2011.

Landlord's plans spur fears of displaced residents

38 HOUSEHOLDS WARNED TO SEEK NEW HOUSING

By Mark Noack

The specter of being priced out of Mountain View is hanging over more than three dozen households near the Rex Manor neighborhood amid news that their new landlord intends to phase out tenants for a series of building

upgrades later this year.

The residents at risk of displacement include hairdressers, teachers and public servants for whom the rising cost of living in Mountain View has been a longstanding concern. But other residents, including tech-industry workers pulling in six-figure salaries, say they

are similarly afraid they won't be able afford local rental prices following the improvements.

The 38 homes in question are located in two separate townhouse complexes, Forest Glen and Granada Drive, where current rents

► See **DISPLACED**, page 12

A U-turn on El Camino bus lanes

By Mark Noack

Despite numerous misgivings, Mountain View city leaders on Tuesday threw their support behind a controversial Santa Clara County proposal to dedicate lanes on El Camino Real solely for bus traffic.

In a 3-2 vote, council members Ken Rosenberg, Pat Showalter and Michael Kasperzak endorsed the bus plan, arguing that the long-term vision of a streamlined transportation corridor trumped

concerns of potential traffic congestion resulting from the plan.

Two council members were absent for the decision. Mayor John McAlister and Councilman Chris Clark both recused themselves from the decision due to possible conflicts of interest from owning property near El Camino Real.

At a cost of \$223 million, the Bus Rapid Transit (BRT) proposal would enhance service with an express route running from Palo Alto to San Jose.

The plan by the Valley Transportation Authority calls for two lanes of El Camino Real — one in each direction — to be closed off to all motorists except buses, emergency vehicles and possibly private company shuttles, VTA officials said on Tuesday.

Cities along the thoroughfare have reacted with some trepidation and skepticism to the VTA proposal. Other cities, including Palo Alto, Sunnyvale and Los Altos, have already expressed

► See **BUS LANES**, page 8

Big water rate increases on the way

WATER USE COULD COST AT LEAST 28 PERCENT MORE IN THE NEXT FISCAL YEAR

By Kevin Forestieri

California's statewide drought is expected to hit the pocketbooks of Mountain View residents in the coming months, in part because of their own conservation efforts. Both of the city's water suppliers are strapped for cash because of lost revenue resulting from lower water sales, and are now considering double-digit increases on rates to make up for it.

It's a classic case of unintended consequences: The Santa Clara Valley Water District and the San Francisco Public Utilities Commission have been calling on residents and businesses to reduce water use to offset the harsh drought conditions and lack of rainfall. But now, as lower bill payments reflecting reduced water usage take their financial toll on the agencies, officials from both say they are forced to make cuts and increase rates to make up for the anticipated losses in the next fiscal year.

The SFPUC is proposing a 28 percent rate increase, which would affect a majority of the city north of Cuesta Drive. The SCVWD initially proposed a 31.5 percent, which would affect the remaining residents, although the district's staff is looking at ways to bring that number down to 15.8 percent.

Water rates help pay for operating and maintaining pipes and water treatment, as well as long-term improvements to the water system, according to Tyrone Jue, SFPUC director of communications. Budgetary needs are not going to change, Jue said, and to pay for these projects and infrastructure in full, the agency needs to make up about \$6 million in lower water sales through

increased rates.

Budget projections by the commission show water rates stabilizing in the years following the 2015-16 fiscal year rate hike, followed by modest increases by 2018-19. Rates are not expected to go down at any point before the 2019-20 fiscal year.

On top of funding day-to-day operations, water rates help pay for expanding the SFPUC's pipe systems to Cherry Lake, repairing facilities that were damaged by the 2013 rim fire in the Yosemite area, and eight different seismic retrofitting projects that will make it possible for the agency to deliver water within 24 hours of a major earthquake, Jue said.

Mountain View's finance department was not able to provide a good idea of how much the rate hike would cost city residents by the *Voice's* press deadline, but there is a rate stabilization fund and emergency reserves available, according to Patty Kong, the city's finance and administrative services director.

The SCVWD is looking to recoup \$27.8 million from rate-payers to make up for an expected \$65 million drop in funds resulting from lost revenue and drought response measures. Rather than take up the proposed 31.5 percent rate hike at first glance, district board members sought ways to mitigate the harsh increase.

The water district could potentially bring that number down to just 15.8 percent, provided it sells off acres of district-owned land in the South County area, delay improvement projects at facilities like Anderson Dam, and "tighten" appropriations for capital improvement projects,

► See **RATE INCREASES**, page 6

INSIDE

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Voices

A R O U N D T O W N

Asked in downtown Mountain View. Photos and interviews by Rachel Lee.

What do you think of downtown parking enforcement?



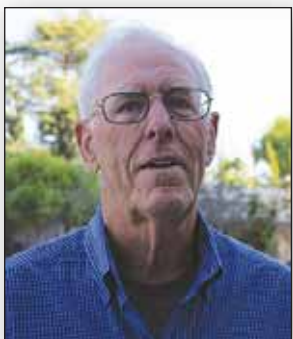
"Well actually it doesn't affect me very much because I live walking distance to Castro Street, so we never drive because it's been difficult to find parking."

Lauren Busk, Mountain View



"I haven't gotten any tickets yet. I park down here all the time and they never ticket me, so I have no problem with downtown parking enforcement."

Todd Jorvlet, Mountain View



"I've never been threatened by [parking enforcers] and I enjoy using the parking garage. So far it has not been a problem for me."

Bill Jackson, San Jose



"I haven't had much experience with it to be honest. My only experience with [parking enforcement] was a ticket that I received for expired registration, which wasn't too bad."

Brian Liu, Mountain View



"I don't want more enforcements and I don't want any parking meters. If it's hard to park, you don't want to come here."

Darin Spencer, Castro Valley

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■ CRIME BRIEFS

SPIKE IN THEFTS HITS MV ON 'POT' HOLIDAY

Drug offenses remain more or less a non-issue for Mountain View on the April 20 unofficial holiday celebrating marijuana, as pot-smoking revelers continue to flock up the Peninsula to celebrate in cities like San Francisco.

This year, police were instead met with an unusually high number of theft reports across the city, including three from the Waverly Park neighborhood area where residents have been dealing with a recent increase in home burglaries.

Many of the thefts were low-hanging fruit for criminals. Of the dozen reports that came in, four of them were thefts from unlocked vehicles, according to Sgt. Saul Jaeger of the Mountain View Police Department, meaning thieves were able to steal what's inside without having to break their way in. Three of these vehicle thefts were side-by-side in the Waverly Park area on Kenzo Court, Shady Spring Lane and Doverton Square.

There was also an attempted burglary at Liquor & Tobacco at 1040 Rengstorff Ave., where a man in a dark hoodie allegedly tried to enter the building in the early hours of the morning by throwing a rock at the front window of the store. The window did not break.

Beyond unlocked cars, Jaeger said, police also received reports of package thefts and shoplifting.

While police are aware of the traditions and illegal activities that can crop up on April 20, Jaeger said there are generally no problems in Mountain View that would warrant special action from police.

—Kevin Forestieri

MV MAN SENTENCED FOR BEATING EX-GIRLFRIEND

A Stanford University doctoral student was sentenced to a year in jail Tuesday for beating an ex-girlfriend so severely she required surgery, San Mateo County prosecutors said today.

Yishun Dong, 33, of Mountain View, was in an engineering graduate program with the victim. They dated for a year and broke up last June, according to the district attorney's office.

But on July 19, Dong went to the victim's Menlo Park home and struck her six to seven times, fracturing her eye socket, prosecutors said.

Hospital staff called police. The victim initially denied the allegations but eventually told police Dong had attacked her, prosecutors said.

He pleaded no contest in February to felony domestic violence causing great bodily injury on the condition that he serve no state prison time.

Judge Leland Davis handed down the one-year sentence Tuesday. Once released, Dong will serve three years' probation as well, prosecutors said. He was also ordered to take 104 hours of domestic violence counseling and perform 30 hours of community service, according to the DA's office.

Dong's attorney, John Halley, was not immediately available for comment this morning.

—Bay City News Service

■ POLICE LOG

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BATTERY W Middlefield Rd. & Moffett Blvd., 4/16 100 block Irene Ct., 4/18	RESIDENTIAL BURGLARY 1 block Mercy St., 4/16
COMMERCIAL BURGLARY 1300 block Terra Bella Av., 4/17 400 block N. Shoreline Blvd., 4/17 1000 block N. Rengstorff Av., 4/20	ROBBERY 800 block Sylvan Av., 4/15
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	VANDALISM 400 block W. Evelyn Av., 4/15 500 block Sylvan Av., 4/15 1100 block N. Rengstorff Av., 4/20

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MAGALI GAUTHIER

Marilu Delgado is a founding member of the Community in Action Team, and has been an advocate for safer streets, education, child care and other civic and social causes.

Castro community leader named 'Woman of the Year'

STATE SENATOR CHOOSES MARILU DELGADO FOR HER WORK WITH MV LATINO COMMUNITY

By Kevin Forestieri

Marilu Delgado said she had no idea when she came to the Mountain View Whisman school board meeting last week that she would be honored by state

Sen. Jerry Hill as the 2015 Woman of the Year.

"It was shocking," Delgado said, explaining that her friends had lured her to the April 16 meeting.

But it may not have been a surprise to families in the Castro

neighborhood, where Delgado has spent more than a decade leading a group of Castro community members, mostly Latino mothers, in a grassroots effort to get normally disenfranchised

► See **DELGADO**, page 16

City sets goals to boost housing supply

By Mark Noack

With the price of housing rentals rising through the stratosphere, Mountain View city leaders last week endorsed facilitating micro-homes and in-law units as a way to provide more housing options. But elected leaders stopped short of lending their support to more controversial suggestions to control the cost of housing such as a rent-stabilization ordinance or new tenant protections.

The proposals came during the city's April 14 goal-setting meeting, a public brainstorming session intended to find out what policy ideas the City Council wanted staff to investigate. Any proposals that generated a consensus among the council members were made priorities for staff to analyze during the next two years.

In a prior round in February, the council made improving housing affordability one of its top priorities, along with enhancing environmental sustainability and better transportation options. Over the last two months, city staff as well as a hodgepodge of advisory groups offered suggestions on ways to implement these goals.

The divide was evident among council members on the best method to solve the local housing dilemma. Councilman John Inks came out against any government-

mandated rent controls, although he admitted that he probably wouldn't be able to afford current rental costs in Mountain View.

"I'm afraid there's some misunderstanding about how the rental market works," Inks said. "Rental housing isn't designed to be a permanent home for every single person. People come and people go."

Describing the housing situation as a crisis, Councilman Lenny Siegel urged his colleagues to do more to aid renters in town. He referenced a recent incident in which tenants of an entire apartment complex learned their leases would not be renewed unless they could prove they make more than \$13,000 a month.

"We have a problem: A lot of people are being forced out of town," he said. "My children's generation have no prospect of buying a home. We need to figure out some way of preventing them from being essentially expelled from town."

Council members came to support ideas to boost the supply and diversity of homes being built. A majority of leaders supported looking into future policies to promote accessory units — also known as in-law homes or "granny units" — along with micro-homes.

The council asked staff to

► See **GOALS**, page 15

LinkedIn aims to enhance teen center programs with \$115K grant

By Kevin Forestieri

LinkedIn kicked off a new effort last year to improve youth employment in cities where it has a presence, starting with a \$115,000 grant to The View Teen Center, located right at the Mountain View-based company's back door.

About a third of the grant money will go towards buying and installing new computers at the city-run teen center, and the rest will be spent on programs for college prep, youth employment and volunteer opportunities in the local community. LinkedIn proposed the grant money last October in a let-

ter to the city, and the City Council approved it on March 14.

LinkedIn's original plan to support the teen center looks modest by comparison. Around August of last year, the recreation department contacted the company to ask if there was any interest to help fund computers at The View, which was officially opened on Nov. 14. LinkedIn offered to donate 10 laptops that were no longer used by its employees, according to John Marchant, recreation manager for the city.

"It sounded like a great idea," he said.

However, the city's request was made in the same month that

LinkedIn created an initiative called Engage In, where the company began pouring resources into local organizations focused on youth employment in cities where LinkedIn has a presence, according to Meg Garlinghouse, head of "LinkedIn for Good." Because the company is headquartered in Mountain View, she said, the initiative gives LinkedIn employees an opportunity to volunteer to work with teens through career guidance and mentorships.

"By focusing on building opportunity for youth, we are able to leverage our best strengths

► See **TEEN CENTER**, page 15



MICHELLE LE

Kids play games in the computer room inside The View Teen Center on a recent afternoon. The room will soon be outfitted with new computers, thanks to a grant from LinkedIn.

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LocalNews

RATE INCREASES

► Continued from page 1

according to a staff report.

While the measures would dull the sharp rate hike, they would effectively kick the can down the road. Rates are expected to increase by about 54 percent over the next four years no matter what, according to budget projections, and putting off projects now will mean an uptick in costs in later years.

There was no clear consensus among board members at the April 14 meeting on which option would be better. Board member Linda LeZotte supported the 31.5 rate increase, saying it's a matter of deciding whether to "bite the bullet" now rather than later. People are going to end up paying about 54 percent more by the 2018-19 fiscal year either way, LeZotte said.

Board member Barbara Keegan has been a proponent of "smoothing out" rate increases over the coming years. Sudden, large increases can strain city resources, Keegan said, and forces cities to tap into reserves. While she acknowledged a 31.5 percent increase would send a strong message about the drought, she said it's important not to overburden cities.

"That's our challenge. It's finding that balance point between a huge increase that may be untenable to the public versus getting their attention to the fact that this drought is real (and) we are incurring real costs," Keegan said.

Board member Tony Estremera sided with LeZotte, saying the district would be "penny wise and a pound foolish" to put off financing and allow interest rates and construction costs to go up. Estremera, who represents an area of the South Bay including East San Jose, said bumping up costs might also be the best way to get people serious about conservation.

He pointed out that North County residents in cities like Mountain View and Palo Alto pay more for their water and are the "guys who are conserving the most." It's likely, he said, that costs are fueling the conservation.

"I more than anybody, who represents people who are not at the top of the list in income in this Valley, am pretty sensitive about this. But I don't think I'm going to help any of my constituents by putting everything off," Estremera said. "These rates have to reflect reality."

District staff also explored the possibility of allowing companies to advertise at district facilities and sell naming rights to sponsors. While staff recommended against doing both, some board members felt there was potential

for extra funds to be had.

Board president Gary Kremen said he'd be interested to see if the district could have companies and other sponsors add their name to the water district's facilities, similar to the Oracle Arena in Oakland and the SAP Center in San Jose. Stan Yamamoto, the district's legal counsel, cautioned against it because the district would have a hard time rejecting sponsors and controlling messages sent out in newsletters.

"I guess if I was an attorney representing Major League Baseball I might have a different view, but I don't," Yamamoto said.

Pressure from the state

Gov. Jerry Brown announced earlier this month that the state is imposing a 25 percent restriction on water use. The move was a step up from the usual response of urging people to voluntarily reduce water use, and was a clear indication that the State Water Resources Control Board was going to start taking compliance seriously.

Following the announcement, the state board issued details of a tiered system that puts greater conservation targets on cities and water retailers that use more water per person than others. Low-use cities like San Bruno will have to reach a target of 8 percent water use reduction because the city's residents, on average, only use only about 56 "gallons per capita day."

On the other end of the spectrum is the California Water Service Company's Bear Gulch district, which provides water to mid-peninsula residents in Atherton, Portola Valley, Woodside and parts of Menlo Park. In some of those areas, residents use over 252 gallons of water per day on average, and are faced with a conservation target of 36 percent.

The city of Mountain View must reduce usage by 16 percent, as residents clocked in at 83 gallons of water used per day between July and September of last year. This is a step back from earlier this month when the city was slapped with a preliminary 20 percent water use reduction goal by the state board, according to Elizabeth Flegel, Mountain View's water conservation coordinator.

While it may seem natural to demand greater conservation from high-use residents, the "gallons per capita day" measure does not take into account local rainfall, temperature, population growth, population density or average income, which all have an effect on water use, according to the State Water Resources Control Board website.

Flegel said the city still has to wait until early May for the finalized reduction targets, but



CIERA PASTUREL

The city will continue to encourage residents to replace lawns with low water-use landscaping and drought-resistant plants.

it's not waiting until then to start developing new reduction plans for the city. She said there will be a big "outreach component" that will include providing information on the drought and the kinds of programs that are available to people looking to bring down their water usage.

She said the city's conservation department will continue to encourage residents to consider replacing lawns with low water-use landscaping and drought-resistant plants, and pointed out that the Santa Clara Valley Water District has cranked up its rebate program for re-landscaping from \$1 to \$2 for every square foot of irrigated turf or swimming pool replaced.

Plans also include creating a "demonstration garden" at the Mountain View Public Library to give the public an up-close look at the kinds of low water-use plants they could install in their own gardens.

"Sometimes it's nice to see what the plants look like when they're fully grown," Flegel said.

Residents in Mountain View appear to be very aware of the harsh drought conditions the state has been faced with in the last four years, and are watching out for water wasters across the city. Flegel said the water conservation hotline has been hit with a barrage of drought-related messages — about 400 so far this year, and 140 in March alone — through phone calls, submitted reports to conservewater@mountainview.gov or the "Ask Mountain View" function on the city's website.

But while it may seem counter-intuitive, residents might want to hold off on sending a report if they see a geyser of water shooting out of a fire hydrant at 500 gallons per minute. The city is going through a months-long process of flushing out its water system, which city officials say is a necessary process that has

the appearance of flagrant water waste.

Gregg Hosfeldt, Mountain View's assistant public works director, said delays in cleaning out the system and lower water use have combined to lower the city's water quality in recent months, prompting complaints from residents about water odor and taste. To do a good job getting rid of the accumulated sediment, Hosfeldt said, it's necessary to blast water out of a hydrant at the highest rate possible to kick everything up and clean out the water.

"We're at a point now where we need to do that," he said.

Rather than take questions to the city, residents have been sending images and video to print and television media, and Hosfeldt said they've had to respond to four different stories on television news in the last couple of months regarding the water maintenance. The reality is, he said, that it's an essential part of maintaining water quality, and it doesn't use up that much water in the grand scheme of things.

Hosfeldt estimates that it takes about 3 to 4 million gallons of water each year to flush the whole system, compared with the 9 million gallons used across the city each day. That amounts to less than 1 percent of the total water used annually, and a fraction of the volume of water the city and residents have conserved in recent years.

Hosfeldt said the extra attention on water use and conservation in light of the drought can be seen as a positive thing, as people put a critical eye on how water resources are spent throughout the city.

"It's an opportunity to educate people in how you run a water system," he said. "These are things that go on all the time, but it's getting visibility now." ■

Email Kevin Forestieri at kforestieri@mv-voice.com



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BUS LANES

► Continued from page 1

opposition to the plan.

In fact, Mountain View city leaders had also previously come out against BRT, making the April 21 reversal all the more surprising. Showalter and Rosenberg both made clear they had opposed dedicating bus lanes during their election campaigns last year, but they described having a change of heart after learning more about the merits of the proposal.

“Since then, I’ve changed my mind, and that’s not a politically popular thing to do, but ultimately I think it’s the right thing to do,” Rosenberg said. “By saying no, we’re saying we promote car culture. We’re saying we want more cars.”

He framed the issue as a matter of future planning, pointing out that the bus project also would include initial infrastructure for an eventual light-rail extension.

Mountain View officials were already preparing to focus housing along the El Camino corridor, so it made sense to push for a mass transit option there, he said.

But the system would work only if VTA implemented it entirely, Rosenberg said. He emphasized it would be “stupid” if VTA installed dedicated lanes only along the short El Camino stretch through Mountain View.

Showalter also had mixed feelings about the plan, describing it as “crazy” in concept to have two road lanes empty for a bus to travel on every 10 minutes. She was heartened to hear that VTA would consider allowing other vehicles to use the lanes, possibly speeding up emergency service in town.

“I didn’t think there was a political will (before). Since that time, I’ve been approached by a number of people, and I now feel differently about it,” Showalter said. “Everyone who rides the bus thinks this is a great idea. And everyone I know who doesn’t ride the bus ... thinks it’s a horrible idea.”

Based on his colleagues’ arguments, Kasperzak said he was persuaded to support the dedicated lanes. He expressed some doubts that ridership would increase as dramatically as VTA was projecting. However, Kasperzak said, he was sympathetic to many public speakers who framed the bus project as a “social justice” issue for low-income riders in need of transportation options.

“Mountain View’s been pretty bold lately; I think it’s time to be bold again,” he said.

Numerous speakers criticized the plan for exclusive bus lanes, arguing that removing one-third of El Camino Real would cause a logjam for other traffic and push drivers onto other crowded streets.

Mountain View staff also raised suspicions over the VTA finding that the plan would cause no “sig-

nificant” traffic impacts. In a letter submitted in January, city staff asked VTA for more information on its data packaged in an environmental impact report. The transit agency never responded to the letter, according to city officials.

Explaining that they used a top-of-the-line computer model, VTA Planning and Program Director John Ristow presented a series of graphs and maps to show how drivers would detour when facing a slower commute.

Of about 2,200 cars on El Camino during a typical evening rush-hour, about 133 motorists would change practice and begin riding the bus, he said. Another 870 drivers would still brave the trip in their cars, but they would take other routes.

He showed a series of diagrams listing relatively small increases on surrounding roadways, such as one extra vehicle per lane on Highway 280 every four minutes.

“The good news is we have such a rich network of roadways that can accommodate a diversion of traffic,” Ristow said. “It’s a fairly modest and minor amount of traffic diversion.”

Some public speakers questioned the impartiality of the VTA computer model and whether it was designed to promote the Bus Rapid Transit project. Ristow pointed out that VTA planned to make the modeling program available to an “independent third party” this summer to assuage those concerns.

Voting against the plan, Councilman Lenny Siegel said he wasn’t convinced dedicated bus lanes were the best course of action for Mountain View. He normally counts himself a supporter of mass transit, he said, but he believes this project would ultimately push more drivers onto residential streets.

“You only have one chance to model this and the model doesn’t make me confident,” he said. “I think cars blocking traffic (are) going to create more (congestion) in the neighborhoods and not solve the problem dedicated lanes (are) supposed to be helping with.”

VTA planners also proposed a series of alternatives. To varying degrees, those plans each call for a mix of smaller dedicated lanes and new bus stops located along the curbside or road median.

VTA officials have no obligation to follow cities’ recommendations in making their final decision on the bus lanes. Transit officials have indicated their final decision would take into account the cities’ input.

Any final decision on changes to El Camino Real would need to be approved by the state agency Caltrans, which has formal authority over the roadway.

The VTA board of directors is expected to make a decision on the BRT project this fall. ■



COMMUNITY TALK

Atrial Fibrillation



SPEAKERS

Paul J. Wang, MD

Director, Arrhythmia Service

Sanjiv Narayan, MD, PhD

Shirley Park, MD

Marco Perez, MD

Mohan Viswanathan, MD

Paul C. Zei, MD, PhD

Linda Norton, RN, MSN, CCRC

Atrial fibrillation is the most common heart rhythm problem, affecting over 2 million Americans. Without detection and treatment, atrial fibrillation can affect quality of life and cause stroke and heart failure.

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Stainless-steel appliances include an oversized Bosch refrigerator. One suite and the living room both provide private patios. Another suite with quartz-topped shelving may serve as a home office. Moments from U.S. 101, you will also be steps from Greer Park, nearby the Baylands trails, and a five-minute drive from Midtown Shopping Center. Top-ranking schools include Palo Verde Elementary (API 961), JLS Middle (API 943), and Gunn High (API 917) (buyer to verify eligibility).

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DISPLACED

► Continued from page 1

run around \$2,750 a month for a two-bedroom apartment, according to residents.

Both properties were acquired earlier this year by Prometheus Real Estate Group, a San Mateo-based property development and management company that has made extensive inroads into the lucrative Mountain View market.

After purchasing the sites, the company last month invited tenants to a wine-and-cheese social to discuss their plans at the downtown Madera Apartments, another Prometheus property. The choice of location was foreboding for some attendees — a two-bedroom Madera rental can run about \$5,000 a month.

At the meeting, company representatives reportedly informed the crowd they would gradually terminate leases to begin work on renovating the townhouses with

the plan to eventually bring them up to market rent.

For many residents, this news was tantamount to an eviction notice, explained John Scarboro, a Granada tenant who also sits on the city's Environmental Planning Commission. Over recent weeks, many residents have come to believe they have little prospect of being able to afford their former apartments after they're renovated, he said.

One neighbor is convinced his family will be forced to go back to the Philippines; another neighbor who is currently unemployed is facing a crisis regarding what to do, Scarboro said.

The situation isn't too much better for Scarboro's own family, including his wife and two kids, aged 8 and 10. As an environmental engineer at the NASA Ames Research Center, he pulls in a good salary — above \$100,000 a year — but so far he hasn't been able to find new housing in Mountain

View that would meet his budget.

"Anywhere else this would be a tremendous amount of money, but here it's not too much," he said. "It's just not enough to stay in Mountain View."

Similar stories abound among the tenants. Brandon Jones, a Google software engineer, has lived at the Granada townhouses since 2011 with his wife and their 2 1/2-year-old toddler. Like other residents, Jones is facing the unsavory possibility that his family will have to move to distant Fremont or San Jose. He acknowledged that some other residents hold tech workers like him to blame for the larger trend of rental increases even though the problem, he says, is mutual.

"I'm the iconic tech worker making six figures, making everything more expensive in the area," Jones said. "It's a running joke among Google employees how bad housing is. Nobody can afford to live near the company."

Numerous residents say they expect their townhouses to fetch rents around \$4,000 a month, which is slightly above the average price in Mountain View for a three-bedroom townhouse. Like other Peninsula landlords, Prometheus sets a baseline criteria for tenants to prove they earn more than three times the monthly rent. With that requirement, a household would have to earn more than \$144,000 annually to be eligible to rent a \$4,000-per-month unit, Scarboro pointed out.

Exact plans for the Granada and Forest Glen units are still being worked out. Jon Moss, Prometheus executive vice president, explained that his company was



MICHELLE LE

Brandon and Emily Jones walk son James to his bedroom.

committed to good stewardship of its properties over a long term, rather than flipping sites for a quick buck. His company had no plans to start renovations for a year, and until that time current tenants could continue living in their units on a month-to-month basis, he said.

Moss detailed a slate of fix-ups needed by the 40-year-old townhouses, including roof repairs, termite fumigation, dry-rot removal and asbestos removal as well as new fixtures. He could not say what rental prices would run when the units are put back on the market.

"It's so far out that it's hard for us to guesstimate," Moss said. "I do sympathize and understand the affordability issues. The market is tight right now in terms of availability."

Prometheus has been active in the Mountain View real estate

market for about 40 years, and today the company has grown into one of the major players in the local residential and commercial rental market. The company is currently involved in multiple projects to develop new housing in town, including a 184-unit apartment complex at 100 Moffett Blvd., and a 66-unit building at 1616 El Camino Real.

Prometheus could be responsible to pay some of its displaced tenants a housing relocation fee under Mountain View housing policies, depending on whether the household earns less than 80 percent of the area's median income. For a four-person family, that amount would be \$75,500 per year. Any household that meets that criteria would be entitled to three months of rent for a similar-sized rental unit, as well as an additional \$3,000 concession for displaced children, seniors, or disabled persons. If applicable, Prometheus would be required to cover those costs, said Linda Lauzze, Mountain View neighborhood services manager.

Residents at Forest Glen and Granada say they don't begrudge Prometheus seeking to make money, but they are frustrated that the company intends to push out longstanding renters with limited options elsewhere in town. Mountain View currently has no available below-market-rate housing, although more than 200 people have signed up for a city waiting list for any new openings.

Tenants would stomach a rent increase, but they don't want to lose their homes, said Emily White, a social worker residing at Forest Glen.

"(Prometheus) has so much business in Mountain View, and they're expelling hard-working people who contribute to the community" she said. "If they were good global citizens, they wouldn't kick us out." ■

Email Mark Noack at mnoack@mv-voice.com



The Mountain View City Council has scheduled a **Budget study session for Tuesday, April 28, 2015** to consider the Fiscal Year 2015-16 recommended budgets for the General Operating Fund, Development Services, Shoreline Golf Links, Shoreline Regional Park Community, Water, Wastewater and Solid Waste Management Funds, including recommended utility rate adjustments, City Reserves and related fee recommendations. The study session is scheduled to begin at 6:30 p.m. or as soon thereafter as the matter can be heard, in the Council Chambers of City Hall, 500 Castro Street, Mountain View.

If you are unable to attend the meeting but would like the City Council and staff to know your views, please send a letter to the City Council at P.O. Box 7540, Mountain View, CA 94039 or an e-mail to city.clerk@mountainview.gov by 5:00 p.m. on Monday, April 27, 2015.

The report will be available on Friday, April 24, 2015 on the City's website at <http://www.mountainview.gov/depts/fasd/budget/current.asp>

Copies of the report will be available for review by 5:00 p.m. on Friday, April 24, 2015 at City Hall in the City Clerk's Office, 500 Castro Street, 3rd floor, Mountain View during normal business hours, and during public hours at the Mountain View Public Library, 585 Franklin Street, Mountain View.

City of Mountain View Fiscal Year 2015-16 Budget Schedule remaining (tentative):

- | | |
|----------|---|
| April 28 | Study Session: Fiscal Year 2015-16 Narrative Budget Report – General Operating Fund, Other General, Special and Utility Enterprise Funds, Reserves, and General Operating Fund Five Year Financial Forecast |
| May 19 | Study Session: Fiscal Year 2015-16 Proposed Capital Improvement Program (CIP) |
| June 9 | Public Hearing: Proposed Budget |
| June 16 | Public Hearings: Proposition 218 rate hearing, CIP Adoption and Budget Adoption |

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Man arrested after threatening to kill driver

Palo Alto Weekly staff

Palo Alto police arrested a Mountain View man Sunday night after he yelled racial epithets and threatened a man in a downtown parking lot.

Police said the incident happened at around 11:45 p.m. on April 19 in a parking lot at 539 Emerson St. The victim, a black man in his 30s, called police from a business in the 500 block of Ramona Street, reporting a possible carjacking attempt.

Police officers who responded to the scene located Tony Smith, 61, standing outside of the business holding a small knife with a 2-inch blade. Officers took Smith into custody without incident.

Investigators said the victim was sitting in his parked car with the engine running when Smith opened the front passenger side door, said he had a gun and threatened to kill the driver. The victim did not see a gun but got out of his car. As the man backed away, Smith said a racial epithet and repeat-

ed his threat, police said.

The victim went inside a nearby business to call police because he had left his cellphone in his car, which was still running. Investigators said Smith followed the man and was looking for him when police arrived. There was no indication that Smith attempted to take the man's car.

Police found methamphetamine but no gun in Smith's belongings. Smith was booked into the Santa Clara County Main Jail for felony criminal threats and felony hate crime, as well as misdemeanor possession of methamphetamine.

Anyone with information pertaining to this incident is asked to call the department's 24-hour dispatch center at 650-329-2413. Anonymous tips can be emailed to paloalto@tipnow.org or sent via text message or voicemail to 650-383-8984.



Tony Smith

TEEN CENTER

► Continued from page 5

as employees and as a company to reduce unemployment and help improve community issues," she said in an email.

While \$30,000 of the money is committed to tech upgrades, Garlinghouse said, the goal is to have a "greater impact" that goes beyond hardware donations. The rest of the money will go toward workshops to help teens discover new careers, write resumes and apply for college, and hone their skills in public speaking, computer programming and coding, according to a city staff report.

Using money from the grant, city staff is also looking to create a "College Corner" in the teen center for SAT and ACT test preparation classes, parent-teen college workshops, and special events where local business

employees can share their experience to prospective students.

Beyond career building, Marchant said, the funding will also go toward getting kids out in the community and volunteering their time cleaning up parks and putting in new plants in the Shoreline area.

"We want them to feel good about helping their community and learn new skills along the way," Marchant said.

According to the LinkedIn letter, the company is also interested in donating another \$115,000 in 2016 and 2017, once the city sets up metrics measuring how effectively the grant money has been spent.

Before the item glided through on the consent calendar at the April 14 City Council meeting, Old Mountain View resident Jim Neal voiced concerns that the larger grant could be seen as a conflict of interest, consider-

ing future development plans by LinkedIn. The company has shown interest in building as much as 1 million square feet of new development in North Bayshore of the 3.4 million square feet available in the area.

"While I think that the teen center is very deserving of the cause, I believe that accepting their very generous donation at this time would create an appearance of a conflict of interest on their part and possibly on the part of the city," Neal said.

Neal encouraged council members to vote against accepting the grant money until business with LinkedIn has been concluded.

Mayor John McAlister replied that the donation had been in the works for over six months, and that the council encourages companies in the area to help out in the community. ■

GOALS

► Continued from page 5

develop a housing policy to prevent future residential developments from reducing the total housing units in town. The council also backed staff recommendations to investigate housing in the North Bayshore and East Whis-

man areas, and to help produce a future housing-themed educational program at the local library.

The council also approved a number of ideas to promote environmental sustainability and transportation. City leaders threw their support behind making sustainability a theme for this year's "Call for Artists" exhibition series.

The city's reclaimed water program also needs improvements to reduce its salinity, the council said. As for transportation projects, city leaders prioritized completing the last segment of a transit trail in the North Bayshore and working on regional traffic solutions through Joint Venture Silicon Valley. ■

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DELGADO

► Continued from page 5

people active in public schools and into public discourse over safe streets, health and education.

Hill, speaking also on behalf of state Assemblyman Rich Gordon, said Delgado has been an important figure in the Castro community by creating the Community in Action Team

(CAT), where she successfully increased parents' participation in their child's education. Beyond that, Hill said, she has also played a significant role in planning events like the May Day

March to bring attention to the plight of immigrants in the area.

"I want to thank you for all you do for Los Altos and Mountain View, especially your tireless devotion to kids and families in our area," Hill told Delgado at the meeting.

Delgado was raised in South Central Los Angeles with her immigrant mother and Mexican-American father, and later moved to Mountain View. As Delgado was growing up, she said, it was her aunt who was an important influence on the family and who taught her mother about the importance of ESL (English as a second language) education.

She moved to Mountain View in the 1980s, and taught at Hawes Elementary School in Redwood City alongside then-principal Judy Crates, who would later take over as principal at Castro Elementary for five years.

While Delgado's two sons have graduated from high school and she herself has since moved to Los Altos, she said her ties to Mountain View are still just as strong as ever. She said the community in the Castro neighborhood feels like "extended family" as they go to each other's school graduations and first Commu-

nions. Delgado was one of the founding members of CAT in 2002, and with the help of CAT members in the Castro neighborhood area, has advocated for safer streets, education and child care, and on behalf of housing and living wage issues. The group successfully worked toward getting a fence built between Latham Street and Castro Elementary, more lights at nighttime and evening ESL classes. The group also fought hard for the child care facility at Rengstorff Park.

Soft-spoken and always active in the community, Delgado reflected on the award Monday morning at La Cabana Pupuseria & Donuts, holding fliers for this year's May Day march and encouraging people to support dedicated bus lanes on El Camino Real. She said while she was named Woman of the Year, the real credit belongs to the women who tirelessly show up at CAT meetings and do a lot of the groundwork, despite having full-time jobs and running into difficulty with housing and employment.

"I get the recognition but it's really them doing the nitty-gritty work," she said.

CAT meets on the last Friday evening of every month, moving from one modest venue to another over the years. At one point, she said, they would meet outside of a child care facility,

under an overhang if the weather permitted. Lately they've been able to use the shared-space area of an apartment.

Delgado was "instrumental" in getting CAT off the ground and has been successful in bringing the Castro community together, according to Laura Stefanski, associate superintendent of the Mountain View-Los Altos High School District. Stefanski said the group got the city moving on additional stoplights and speed signs to make the roads safer, and hosted events with as many as 150 residents showing up at informational dinners, forums and neighborhood watch meetings.

Stefanski said that Delgado was also able to secure thousands of dollars in grant money to improve child care provided in Castro neighborhood homes. Because of the high cost of child care, families and friends in the Castro area often rely on one another to take care of their kids while they're at work, but lacked any sort of formal child care training.

Delgado and the rest of CAT carried out a needs assessment, questionnaire and survey and went door to door in the neighborhood; they got the grant money they needed to host classes at Castro Elementary for over 25 caregivers, Stefanski said. Some of the women used the class as a stepping stone to becoming licensed child care providers, starting a career as trained professionals.

"What makes (Delgado) special is that she's curious, intelligent and action-oriented, and she can get other people to join her in that effort," Stefanski said. "She's all about the health and well-being of children, their families and the community."

Mountain View Whisman school board member Ellen Wheeler said Delgado is the most dedicated person she knows, always carrying a strong interest in helping Latino families in the Castro neighborhood and beyond.

"She is highly respected among those families and they feel like they can reach out to her for help and compassion," Wheeler said.

After Hill handed her a plaque commending her for all her work, Delgado told the roomful of parents and kids that she really couldn't have made a big difference in the community without the support and confidence in her neighbors.

"It really goes to all of you that help me," she said. "When I need that (helping) hand, it's there so we can pursue dreams and hopes for children in our community." □

Email Kevin Forestieri at kforestieri@mv-voice.com

Thank you, Sharon, for your decades of building the **PreSchool Family** early childhood education community of curious children, enthusiastic parents, and caring teachers.



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COMMUNITY BRIEFS

HELP CHOOSE NEW NAME FOR CASTRO ELEMENTARY

The Castro Site Planning Council is asking the public for its input on naming the two new Castro schools, following a decision to split up the Mountain View Whisman School District's Dual Immersion (DI) program and the Castro Elementary traditional school program.

The council is soliciting suggestions for new names for the schools, which can be submitted online at tinyurl.com/CastroName24 or to the Castro School Office at 505 Escuela Ave. Submissions are due by April 29. Questions include what the new name should be and why, and whether either of the schools should retain the name Mariano Castro.

The DI program and the traditional school are currently under the same roof as Castro Elementary, but the school board voted late last year to separate the two to better focus on underachieving students in the district. The schools will be officially divided on July 1.

TWO NEW SCHOOL ADMINISTRATORS

The Mountain View Whisman School District announced the choice of two people to administrative positions that will be vacated at the end of the school year. Both recommendations will come to the school board for approval on May 7.

Ryan Santiago, a district teacher and instructional coach, has been recommended by district leadership for the principal post at Theuerkauf Elementary. He has spent most of the last eight years working at Theuerkauf, but also worked with Monta Loma, Landels, and Huff school communities, according to a district press release. Santiago would take the place of Connie Sawdey, who announced her retirement last month after leading the

school for 11 years.

"Ryan is the ideal person to lead this school at the time," Interim Superintendent Kevin Skelly said in a statement.

Landels Elementary Principal Carmen Mizell is being recommended for the position of director of special education and student services for next year. Mizell has served as principal at Landels for eight years, and previously worked in the Sunnyvale School District for a decade. She started her career as a special education teacher, according to

the press release. Mizell would take the place of Cindy Loleng-Perez, who resigned last month.

—Kevin Forestieri

FAMILY PARADE THIS SATURDAY

The Spring Family Parade will be held on Saturday, April 25, from noon to 3 p.m. on Castro Street. The parade will revolve around the theme: "Around the World in Mountain View."

The parade will start at noon on Castro Street at Villa Street and

end at Pioneer Park. Post-parade activities at Pioneer Park include food trucks, family entertainment, music, and crafts provided by the Community School of Music Arts.

The event will occur rain or shine and is open to the public. For more information, call the Recreation Office at (650) 903-6331 or visit mountainview.gov/parade

We're hiring

Associate Editor at the Palo Alto Weekly



The award-winning news organization Palo Alto Weekly/PaloAltoOnline.com is seeking a well-rounded journalist to become our new associate editor. The ideal candidate is equally comfortable editing hard and soft news and possesses the creativity, organizational aptitude, focus on quality and adroitness in interpersonal communications to guide publications from start to finish.

Our associate editor plays a key role as the deputy head of the department, helping to ensure the smooth operation of the team and leading the department in the absence of the editor-in-chief. Experience as a news reporter or editor is desired, as is knowledge of the Palo Alto community. An enjoyment of teamwork and the ability to develop writers, including interns and freelancers, are musts.


The ideal candidate will have a strong interest in home and real estate topics, the position's main beat. New to the job will be the responsibility to push the bounds of digital presentation on those topics. Beyond real estate, the associate editor is involved in news coverage, arts, cover stories and special publications.

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To apply, please submit a cover letter detailing how your experience fits the needs of the position. Also attach your resume, three articles you've written and links to two publications or sections you've edited. Email the materials, with "Associate Editor" in the subject line, to Editor Jocelyn Dong at jdong@pawebly.com. *No phone calls, please.*

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CITY OF MOUNTAIN VIEW

Council Neighborhoods Committee CENTRAL NEIGHBORHOODS AREA Neighborhood Meeting


EDITH LANDELS ELEMENTARY SCHOOL
115 West Dana Street
April 30, 2015
7:00 p.m. – 9:00 p.m.

The City of Mountain View Council Neighborhoods Committee will be meeting with residents in the Central Neighborhoods area on April 30, 2015, at 7:00 p.m. (area designated on the map below). Residents are encouraged to participate in a forum to discuss:

- What would you like to see changed in your neighborhood?
- How can the City work with your neighborhood to make it a better place to live?

This is an opportunity to make a difference in the future of your neighborhood and express your thoughts about ways to improve city services.

For further information, please call the City's Neighborhood Preservation Division at (650) 903-6379.



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- Best Outdoor Dining

- Best Place for a Business Lunch
- Best Seafood Restaurant
- Best Sushi/Japanese Restaurant
- Best Thai Restaurant
- Best Vegetarian Restaurant
- Best Vietnamese Restaurant

Food and Drink

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- Best Bakery
- Best Bar
- Best BBQ

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- Best Burrito
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- Best Pearl Tea
- Best Pizza
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