

Mountain View VOICE



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View
community
resource
guide**

SEPTEMBER 18, 2015 VOLUME 23, NO. 34

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Common Core test scores reveal bigger achievement gap

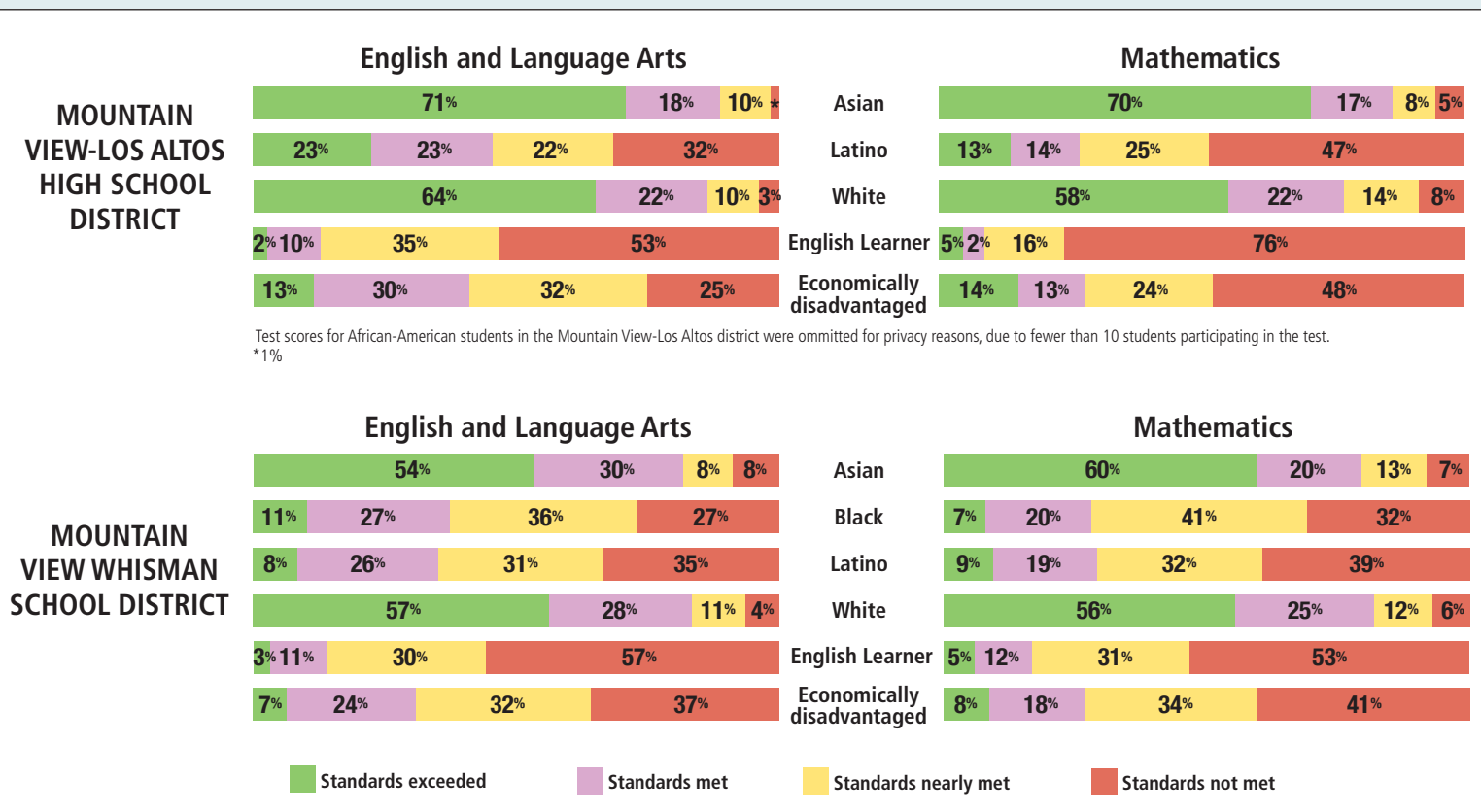
LOCAL DISTRICTS OUTPERFORM STATE, BUT DISPARITIES REMAIN IN MOUNTAIN VIEW SCHOOLS

By Kevin Forestieri

The California Department of Education released the long-awaited results of the first standardized tests aligned to new Common Core curriculum on Sept. 9, showing that by and large, Mountain View schools are outperforming the state average, in some cases by a wide margin.

And while state and local school officials have cautioned the community to take the results with a grain of salt, the performance gulf between students in different ethnic and socioeconomic groups remains a serious concern.

The test results, referred to as California Assessment of Student Performance and Progress



► See **TEST SCORES**, page 6

Test results reveal significantly lower performance among minority students, English learners and students in low-income families.

Council faces tough decisions on rent control requests

By Mark Noack

Pressure is mounting to address Mountain View's rising rents, with city officials facing a delicate balancing act as they search for an effective solution.

For the second week in a row, the City Council's regular Tuesday meeting was dominated by a crowd of hundreds calling for immediate action to staunch rising rents. The crowd — includ-

ing housing advocates, religious groups and many families — pledged to continue gathering at city meetings to hammer home the message that rising rental costs in Mountain View are threatening to displace a large swath of the community.

"We're begging you to lower our rents, otherwise we'll have to go to Mexico," said Melvin, a 13-year-old student at Crittenden

► See **RENT CONTROL**, page 11

University withholds Mountain View earthquake safety data

CITY TO STUDY POTENTIALLY DANGEROUS 'SOFT-STORY' BUILDINGS

By Kevin Forestieri

The city of Mountain View is poised to begin a \$350,000 study to identify residential buildings that are prone to collapse in a powerful earthquake.

But there's the question of whether the city would be retreading work that has already been done. San Jose State Uni-

versity released a study in 2006 surveying Santa Clara County's "soft-story" buildings, so called because they have a structurally weak ground floor, typically open on one long side for parking, with apartment units above. Mountain View officials don't know exactly how many of these buildings in the city could be at risk.

Soft-story buildings can be

retrofitted to make them safer in an earthquake, and a number of Bay Area communities have already taken steps to require or encourage such remedial work.

Soft-story buildings are typically of wood-frame construction, and the large, open space on the ground floor, normally

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Voices

A R O U N D T O W N

Asked at the Art and Wine Festival in downtown Mountain View.
Photos and interviews by Carl Sibley.

What's your favorite thing about the Mountain View Art and Wine Festival?



"We enjoy the entire atmosphere, I think. We just like to come out here and eat, look around, enjoy the whole day."

Jane Brodack, Santa Clara



"The Super Bowl trophies. And there was a really cool clock place that made really interesting different kinds of clocks."

Shari Margiotta, Livermore



"I just wanted to get out of the house and check out Mountain View."

Marcus Reynolds, Belmont



"I just stumbled upon it. I liked the art collections, a couple of them are really cool."

Jeff Lo, Cupertino



"The food. There's this guy from the East Bay who made these amazing sweet potato pies."

Yvonne Chang, San Mateo



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LocalNews

■ CRIME BRIEFS

MAN ROBBED AT GUNPOINT

Police are searching for two assailants who robbed a man on Farley Street last week. The victim told police that one of them was carrying a handgun.

A robbery was reported to Mountain View police on Monday, Sept. 7, at 11:51 p.m. The victim, a 39-year-old man, was walking down the 700 block of Farley Street when two men, both masked and wearing black hooded jackets, approached him, according to police.

The assailants ordered the victim to get on the ground, and then stole his wallet, phone and laptop bag, police said.

The thieves were last seen running northbound on Farley Street, and are described as being around 5 feet, 9 inches tall with thin builds. The victim suffered minor abrasions, but did not require medical attention, police said.

Anyone with information is asked to call Detective Kevin Galloway at 650-903-6624.

WOMAN ARRESTED IN ATTEMPTED BURGLARY

Police arrested a San Bruno woman after she was allegedly spotted trying to make her way into a home using a pair of pliers last week.

► See **CRIME BRIEFS**, page 7

■ POLICE LOG

AUTO BURGLARY

400 block Bryant St., 9/9
100 block Bryant St., 9/9
500 block N. Shoreline Blvd., 9/9
2500 block W. El Camino Real, 9/9
2400 block W. El Camino Real, 9/9
1000 block El Monte Av., 9/9
900 block Villa St., 9/9
100 block Hope St., 9/9
200 block Franklin St., 9/10
200 block Escuela Av., 9/10
1100 block Terra Bella Av., 9/11
Tyrella Av. & Walker Dr., 9/12
700 block Continental Cir., 9/13
1900 block W. El Camino Real, 9/14
2500 block W. El Camino Real, 9/14
2500 block Garcia Av., 9/14

1 block Amphitheatre Pkwy., 9/11
300 block S. Shoreline Blvd., 9/13

GRAND THEFT

200 block Escuela Av., 9/10
200 block Castro St., 9/13
1000 block El Monte Av., 9/13
600 block Fairmont Av., 9/15

RESIDENTIAL BURGLARY

1 block Church St., 9/10
1200 block Dale Av., 9/13
200 block Ortega Av., 9/14

STOLEN VEHICLE

Collins Ct. & Del Medio Av., 9/9
400 block S. Shoreline Blvd., 9/10
2100 block Landings Dr., 9/15

VANDALISM

900 block Clyde Av., 9/9
500 block N. Shoreline Blvd., 9/12

BATTERY

500 block Walker Dr., 9/11

■ COMMUNITY BRIEF

FREE WORKSHOPS

The linkAges TimeBank and Shareable will host its first Mountain View Skillshare event on Saturday, Sept. 26, at City Hall. Some of the city's talented residents will hold about a dozen workshops teaching a range of skills from drought-tolerant gardening to urban beekeeping to making animal balloons.

This Skillshare event is part of a larger initiative called linkAges TimeBank, a neighborhood service-exchange program, in partnership with Shareable, an award-winning nonprofit news hub. LinkAges currently extends throughout the San Francisco Bay Area and in parts of Los Angeles County.

"The city of Mountain View is offering up the space," said spokesman John Williams. "They've been very supportive of linkAges TimeBank since its inception in 2013."

Here's how linkAges works. Members can sign up by attending an orientation. After joining, they post on the website offering a

► See **COMMUNITY BRIEFS**, page 13

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MICHELLE LE

Former salt ponds will be returned to native wetlands along the northern end of Mountain View's shoreline.

Mountain View's salt ponds to return to wetlands

BURROWING OWLS WON'T BE HARMED, PROJECT DIRECTOR SAYS

By Mark Noack

The Mountain View City Council last week received an update on plans to transform 700 acres of former industrial salt ponds on the northern edge of Mountain View back into wetlands. The proposal by the South Bay Salt Pond Restoration Project would remove a longstanding levee system along the shoreline to reintroduce sea tides and change the area's ecosystem.

The local marsh program is one piece of a huge Bay Area-

wide project to restore more than 15,000 acres of former wetlands encompassing the shoreline. Human impacts have caused the Bay to lose about 85 percent of its natural wetlands, causing a significant loss of habitat for fish and wildlife.

In 2003, federal and state agencies paid \$100 million to acquire a system of salt ponds formerly owned by Cargill Inc., setting up one of the largest wetlands restoration projects ever attempted in the United States.

The first phase, which was

completed last year, restored 10 ponds along Alviso, Newark and Ravenswood. Planners are now preparing a second round of restoration efforts, projects that will include two old salt ponds in and adjacent to Mountain View.

Last week, the Mountain View City Council reviewed the second phase's draft environmental impact report, including three separate project alternatives. One option is to do almost nothing beyond maintaining the existing net-

► See **SALT PONDS**, page 8

District struggles to keep teachers

MOUNTAIN VIEW WHISMAN STILL HIRING TO FILL EMPTY TEACHING POSITIONS

By Kevin Forestieri

The ongoing teacher shortage afflicting schools all over the state has proved a serious challenge for the Mountain View Whisman School District. The district's hiring staff has had to pull off a Herculean effort to get a teacher in every classroom after losing more than 50 faculty members at the end of the last school year.

During the first month of school, the district has been employing long-term substitutes, retired teachers and teachers with intern credentials, as well as recruiting new staff from as far away as Santa Rosa.

"This has been the most difficult year for a long time," said Associate Superintendent Karen Robinson, who has headed efforts to hire new teachers. Other school district administrators have called this year one of the most challenging yet, Robinson said.

But the problem is two-fold for the Mountain View Whisman School District. The district has had to compete for a dwindling pool of job-seeking teachers, particularly special education teachers, while dealing with worsening teacher retention.

The district lost roughly 40 teachers each year in previous years. But this year the school district had to fill 55 teaching positions, amounting to roughly one in every five teachers.

Jonathan Pharazyn, president of the Mountain View Educators Association, said it's been an on-going challenge for the district, which has had to hire 170 new teachers in the last four years. The high rate of turnover means the district has to sink money into retraining teachers, he said.

Pharazyn said many of the

those leaving are veteran teachers who have been with the district for over 10 years. Add the chronic issue of teacher retention to the statewide teacher shortage, and the district has a serious problem.

"The district is in a very difficult situation, including external factors beyond the district's control," Pharazyn said.

Relatively low salaries remain the top issue for teachers quitting, Pharazyn said. The current teacher salaries, particularly those on the low-end of the pay scale, make it challenging to live in an area where the cost of living is so high. He said the teachers who are quitting aren't necessarily dissatisfied with the district, but the salaries are just not enough to compensate for the high cost of local rent or the long commutes from more affordable communities.

Last year teachers received a 5 percent salary increase after a month of protests over what the teachers' union called a meager 3.25 percent "cost of living"

bump proposed by former Superintendent Craig Goldman. This year teachers got a 4 percent boost to salaries, following relatively smooth negotiations with then-Interim Superintendent Kevin Skelly.

But the pay increases may not be the right route to fix the problem. Even

though Skelly told the *Voice* in June that these substantial increases in salaries are not sustainable year-to-year, teacher retention worsened this year.

Pharazyn said the school board and the district need to figure out a "multifaceted game plan" to attract and keep teachers, and suggested the district start considering partnerships with the city of Mountain View and local tech giants like Google to find a solution. He said it could be something like

► See **TEACHERS**, page 10

City looks to loosen rules on granny units

ADDITIONAL UNITS COULD BE SMALL HELP IN MOUNTAIN VIEW'S HOUSING CRUNCH

By Mark Noack

In what might be a drop in the bucket toward solving the local housing shortage, Mountain View City Council members on Tuesday are looking at easing rules on so-called granny units.

Also known as in-law or accessory units, granny units are basically secondary domiciles

built behind or alongside existing homes. The granny units, equipped with their own bathrooms and kitchens, often provide a cheaper form of rental housing, as well as a source of income for homeowners.

For more than 30 years, Mountain View has had an established set of guidelines for lot sizes, parking and other requirements for granny units. Yet over

the years, the city has granted remarkably few permits for such units — only about 30 in total, according to city staff.

That piddling number might sound low for anyone who's walked around some Mountain View neighborhoods. In fact, city officials acknowledged there are quite a few more in-law units in

► See **GRANNY UNITS**, page 7



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TEST SCORES

► Continued from page 1

(CAASPP) scores, show how many students met or failed to meet state standards for English language arts and mathematics. And as many predicted, the first rollout of the new test was met with scores that were less than great. Only 44 percent of students across the state met the state standards in English language arts, and that number drops to 33 percent for math.

In Santa Clara County, those numbers improve to 58 percent for language arts and 52 percent for math. In Mountain View, those scores go up another notch.

In the Mountain View Whisman School District, 60 percent of students met or exceeded state language arts standards and 54 percent met or exceeded math standards. Eleventh-grade students in the Mountain View-Los Altos High School District excelled in language arts, with 76 percent meeting those standards and 66 percent meeting the math standards.

Superintendent Jeff Harding said the district has been focusing on professional development, particularly in getting teachers up to speed on the new Common Core standards, and the test results are reflective of their concerted efforts. "It's been a real focus of the district, and I think the test scores are evidence of our success here."

But it's not all good news. When the numbers are broken down, minority students in both districts are performing well below their peers, revealing an achievement gap that is, in some instances, larger than the state average. A majority of Latino students in both school districts, for example, failed to meet the state standards, with more than 70 percent of Latino students falling below the standards for math.

The gap between Asian and Latino students who met the math standards across the state is 48 points, with Asian students at 69 percent and Latino students at 21 percent. But in the high school district, that gap increases to 58 points, with Asian students at 87 percent and Latino students at 29 percent.

English learners and students in low-income families also fell short of the mark by a significant margin.

County and state officials have taken notice of the large achievement gap as a key concern in the results. A report from the Santa Clara County Office of Education found that there is a "substantial" gap in performance between Latino students and their white and Asian peers, not-

ing a 49-point difference in both English language arts and math across the county.

State Superintendent Tom Torlakson also identified the achievement gap as a concern

'I think everyone acknowledges that we still have work to do to make sure every student receives a quality education.'

SUPERINTENDENT AYINDÉ RUDOLPH

in a press release, pointing out that schools need to continue to work to eliminate gaps in student achievement.

"Much work needs to be done, but we are moving in the right direction," Torlakson said in the press release.

Superintendent Ayindé Rudolph, who took over as head of the Mountain View Whisman School District this year, said it didn't come as a surprise to him that there's still an achievement gap, and that the issue is a national phenomenon. That said, he pointed out that it's still an issue that the district needs to address.

"I think everyone acknowledges that we still have work to do to make sure every student receives a quality education," Rudolph said. "We need to figure out what things we are doing well, and what things we are struggling with."

The new test results will help guide the school district through its upcoming district-wide audit, which the school board approved last month. The \$275,000 audit will be used to figure out what performance problems the schools, and the district office, might have that are holding back student achievement.

Harding, similarly, said it wasn't a big surprise to see most English learners did not meet the standards, particularly in English language arts. He said the high school district needs to work to improve the test scores of the roughly 50 students in the district who are not proficient in English.

Data from the Mountain View Whisman district also shows that Castro Elementary, which recently split off from the district's Dual Immersion program, is now the lowest-performing school in the district.

The school board voted to separate the school from the choice program last year to better address the needs of the lower-performing students in

the district by way of isolating the students at one school. Of the 334 students enrolled at Castro, 79 percent are English learners and roughly 80 percent are socioeconomically disadvantaged, according to district records.

A new baseline

For months, school officials have stressed that the new test results should not be looked at out of context. It's the first test aligned with Common Core standards and it's the first test taken entirely on a digital platform, and should not, they argued, be compared with old test results to measure how well students are doing.

The Mountain View Whisman district, for example, sent out an email to parents alerting them to the new test results, and referring to the new tests as "too fundamentally different from the old exams to make any reliable comparisons."

Rudolph, who was previously a school administrator in New York and North Carolina, said he had been through a similar shift in curriculum standards and new tests in both states prior to coming to California, including worries over the new test results. In both cases, he said, there was a sizable drop in student proficiency for the first year.

The Common Core tests come after a statewide hiatus from the old Standardized Testing and Reporting (STAR) program, which ended in 2013 and largely determined the Academic Performance Index of schools throughout the state.

The test could also be seen as a measure for how well districts in the area prepared for the new Common Core curriculum. Preparation began as early as 2010 for the new standards, with the state pouring billions of dollars each year into local school districts for professional development and new teaching materials.

Preparation for the new curriculum standards were not uniform from school to school in the Mountain View Whisman district, with some teachers uniting under websites such as EngageNY, which was developed by New York state's education department to provide in-depth lesson plans, student quizzes and other resources.

Some teachers worried that they didn't have adequate teaching materials, such as textbooks updated for the new standards, and voiced concerns to the school board last year during ongoing negotiations over teacher salaries. ▀

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GRANNY UNITS

► Continued from page 5

town — they're just built without permission.

Part of the problem is that the city's current standards exclude a large number of homes from building granny units. Among those rules, the city requires a homeowner to have an ample lot, approximately one-third larger than the minimum lot size for its area.

Council members, having heard an outcry from residents on the need for affordable housing, urged staff to look for ways to loosen rules for granny units at a study session meeting on Sept. 15. But Assistant Planner Diana Pancholi warned elected officials that allowing more backyard homes wouldn't provide a "significant" boost in available housing.

Nevertheless, a series of speakers urged council members to encourage more of the in-law units as one piece of a larger patchwork of solutions for the city's housing woes. Aptly, more granny units could be a solution for seniors living on a fixed income, said Elna Tymes, a member of the city's senior advisory committee.

"The need for affordable housing for seniors is achingly high," she said. "This is forcing seniors to move out of Mountain View and in some cases, go homeless."

But some council members warned that housing might not go to the neediest. Councilman Lenny Siegel repeatedly warned that property owners who build granny units could make more money by hosting guests through vacation rental

*'The need for
affordable housing
for seniors is
achingly high.'*

ELNA TYMES, MOUNTAIN VIEW
SENIOR ADVISORY COMMITTEE

services like Airbnb. Currently, Mountain View has no regulations for short-term rentals.

"It's easy for someone to do a short-term rental and jack up the rent on a unit that they couldn't do before," Siegel said. "There's already dozens and dozens of Airbnb households in Mountain View"

Siegel urged city staff to first research placing restrictions on services like Airbnb. City Manager Dan Rich said that it would be a time-intensive task for staff to look into a formal set of guidelines for such services.

The council also discussed a variety of other questions on whether granny units should be rent-restricted and face the same park-development fees as other housing. Parking also became a divisive topic, as city leaders debated whether granny unit owners needed to also provide an on-site parking spot.

City staff intend to work on preparing a draft package of revisions for granny unit regulations that would be delivered to council members by next spring. ■

Email Mark Noack
at mnoack@mv-voice.com

CRIME BRIEFS

► Continued from page 4

The resident of the apartment at 29 Church St. called police shortly after noon on Sept. 10 and told them that a woman, later identified as 31-year-old Jovina Chagas, was trying to remove a screen from an apartment window using a pair of pliers. While police were en route, Chagas left on foot, according to police spokeswoman Shino Tanaka.

The resident followed the Chagas from the scene, and police were able to locate her a short time later. Chagas was arrested and booked into Santa Clara County Main Jail on charges of attempted residential burglary, possession of burglary tools, providing false identification to an officer and

being under the influence of a controlled substance.

HOME GARAGE RAIDED

A home on Dale Avenue was burglarized over the weekend when unknown people made their way into a storage closet and stole \$5,000 in scuba gear and other belongings, police reported.

Police received a report of a residential burglary on the 1200 block of Dale Avenue Sunday night and discovered that the culprits had managed to bypass the deadbolt on a storage closet in the carport of the residence, according to police spokeswoman Shino Tanaka. The deadbolt had not been damaged, and it is unclear how the thieves circumvented the lock, Tanaka said.

—Kevin Forestieri



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LocalNews

SALT PONDS

► Continued from page 5

work of levees and trails.

The two other options call for breaching the levees to bring the ponds into contact with the tidal flow. Those ponds would eventually return to a marsh environment, hospitable to an array of threatened shorebirds and other species.

As the plan moves forward, the city may look to partner up with state planners on various pieces of the restoration efforts that contain "dual benefits," said Mountain View Public Works Director Michael Fuller.

The city recently completed a study on sea-level rise impacts, which resulted in a list of recommended future projects to prevent erosion and improve roads and other infrastructure along

the shoreline. It would make sense for the city to coordinate those projects with state officials as this salt pond work begins, Fuller said.

"To the extent that some of those projects may provide sea-level rise protection, we may modify the description for this project and recommend the city fund some of that," he told council members.

Perhaps the most notable inhabitant of northern Mountain View open space, the burrowing owl would not be affected by the restoration efforts, said Salt Pond Restoration Project executive director John Bourgeois. The burrowing owl, a species of special concern protected under federal law, would not lose habitat as part of the marshland restoration; however, the species may experience some disruption from the construction vehicles

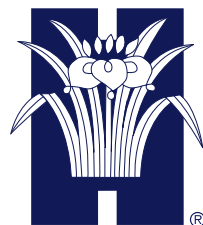
working on the project in the area, he said.

As part of the review last week, council members approved a formal letter listing a variety of comments to the draft environmental report. The letter includes a number of small clarifications and recommendations for additional information to be included. It also listed out some general concerns among city officials, such as the possibility that sea water could leach into groundwater aquifers or worsen erosion in the area.

Those comments are to be addressed as the state agency prepares its final environmental report, which is due next year.

Assuming no major hiccups stall the project, the salt pond restoration is expected to go forward for construction by 2018. ▀

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TEACHERS

► Continued from page 5

more below market rate housing developments for teachers.

"That takes a will and a desire to make that happen, and so far I haven't seen that from the district leadership," Pharazyn said.

Positions almost filled

As of last week, the district only needed to hire a few more teachers to be fully staffed for the school year, which began on Aug. 17. While Robinson reported to the board at the Aug. 20 meeting that every classroom had a teacher, that included a number of substitutes holding down the fort.

At Huff Elementary, for example, the school kicked off the year with a long-term substitutes teaching a first-grade and a fourth-grade class, the latter being an emergency fill after a fourth-grade teacher quit unexpectedly in the first week of school.

Huff Principal Heidi Smith told the *Voice* that the first-grade position has since been filled, and a candidate for the fourth-grade position recently accepted the job offer. Despite the rough start, Smith said it

hasn't been a problem for the school.

"I don't think it is a big issue other than Huff is not excluded from the Bay Area teacher shortage," Smith said in an email. "We have been lucky to find two great teachers after the year started."

Special education teachers, in particular, have been in short supply through the state, and the district had to hire 12 this year to fill all the vacancies — the biggest turnover the district has had for special education, Robinson said.

In addition to hiring teachers with intern credentials to fully staff the special education department, Robinson said they have found a retired teacher willing to replace a long-term substitute currently teaching in a moderate-to-severe special education classroom. Once she is hired, Robinson said, the district will finally be done with its hiring spree.

"I am hoping next week is the week all the right people are in the right place," Robinson said. ▀

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RENT CONTROL

► Continued from page 1

Middle School. “All our parents here are killing themselves just to pay rent and groceries.”

Melvin and nine other classmates each spoke before the council to describe how their families are struggling to stay in Mountain View. The students were part of Empoder, a summer computer-science program for underprivileged children. More than half the students in the class of 65 were unsure if their families would have to move, said Empoder instructor Mariasa Yanez.

The Empoder students were among a series of speakers who said that housing affordability is eclipsing all other concerns in the city. Some in the crowd brought their most recent rent-increase notices — in some cases, they doubled as eviction notices if the tenant couldn’t pay the higher price.

Just as at the Sept. 8 meeting, when an overflow crowd regaled the council with tales of housing woes, council members were at a loss to take immediate action. Because the topic wasn’t on the meeting’s agenda, the council couldn’t discuss it, and members explained Tuesday that they need time to study the issue. City Manager Dan Rich said that a special session on housing would be scheduled no later than November. More than one public speaker complained on Tuesday that they would already be evicted by that time.

Rich promised that staff mem-

bers would “do their best” to arrange something sooner. Until then, the city’s decision-makers have made it clear that all options would remain on the table.

A chorus of speakers in the room urged the council to take direct action, specifically a moratorium on rent hikes and some form of permanent regulation to limit how property owners price their rentals. But the notion that Mountain View could attempt to impose rent control has already generated resistance from landlords and their advocates.

Push-back on rent control

Any form of rent control would ultimately backfire and bring higher rental costs to Mountain View, said Joshua Howard, senior vice president of the California Apartment Association, a trade organization representing owners, developers and property managers. He pointed to San Francisco, Oakland and Santa Monica as examples of cities that tried to impose controls on the rental market and now are among the highest-priced in the state.

Property owners often became the scapegoat for high rental prices, Howard said, but federal and state investment in affordable housing development has been severely cut in recent years. A better local plan would be for Mountain View to provide more subsidies for low-income rentals and apartment upgrades, perhaps with the help of a tax measure, he said.

“It’s important that we

shouldn’t be trying to solve housing affordability on the backs of one industry,” he said. “We need to look at broad-based solutions.”

A ‘rising tide’

But plenty of critics say the private landlords bear no small amount of responsibility for profiting from the lack of housing supply. Too many property owners have recklessly notched up prices to the point where housing costs are completely out

‘All our parents here are killing themselves just to pay rent and groceries.’

MELVIN, CRITTENDEN MIDDLE SCHOOL STUDENT

of sync with the lowest-paying jobs, said Juliet Brodie, director of the Stanford Community Law Clinic. That disconnect is fueling communities across the Bay Area to demand change, including the current outcry in Mountain View, she said.

“You can’t have it both ways: low wages and high rent,” Brodie said. “There’s absolutely a rising tide because communities are suffering acutely against unchecked market forces.”

Nevertheless, a rent-control program may be too little, too late to provide relief for strug-

gling families. Rent stabilization wouldn’t spur a decrease in Mountain View’s current high rental costs; instead it would restrict future increases. Councilman John Inks on Tuesday described how local property owners were calling him and warning that they could raise rents now if the city moved to limit future rent increases.

Mountain View council members have already signaled that they would be reluctant to dabble directly in the housing market. Noting that he wasn’t a believer in rent control, Councilman Mike Kasperzak nevertheless has repeatedly warned landlords they could provoke a political backlash if they mistreat their tenants.

Landlord groups have apparently heard that message loud and clear. The California Apartment Association is reportedly urging its Mountain View members to be sensitive in how they administer rent increases. Landlords were being encouraged to provide 90 days advance notice and participate in mediation with any tenant who complains, Howard said.

“We recognize that it takes only one misstep or overreach from a landlord to galvanize support for regulations,” Howard said. “We’ll be working with council members to find additional solu-

tions in the coming weeks.”

For now, political leaders and landlords have both signaled interest for some kind of volunteer rent-control program as a possible solution. In what he dubbed a “fair rental practices program,” Kasperzak explained that landlords could volunteer to adhere to set of standards and rent limits in exchange for promotion and perhaps other incentives from the city. The city could highlight landlords who participate in the program, he said, and perhaps expose those who decline to follow those standards. He hoped to present the idea to the council at the Oct. 6 meeting.

Given the uproar of worried renters calling for swift action, Kasperzak admitted that the city may end up disappointing its residents by looking for a compromise. But acting quickly could cause a new set of problems, he said.

“I suspect in the meetings to come there will be many people saying we’re not doing enough; we’re not acting fast enough,” Kasperzak said. “It’s likely the council won’t do what many people want the council to do, which is rent control, and I just don’t see that happening.”

Email Mark Noack at mnoack@mv-voice.com

Decoding tenancy rules

There’s a lot of terminology thrown around anytime people discuss what to do about rising rents. Rent control, just-cause evictions, tenancy decontrol — these are just a handful of the terms used and often misused in talks about rapidly rising rents.

Here’s a glossary of some of the frequently used terms:

Rent Control: A blanket term for when a city imposes any restrictions on rising rents. But some housing advocates say the term should apply specifically to policies that set a hard cap on how much a landlord can charge (e.g., a San Francisco apartment can’t rent for more than \$1,000 a month). In the post-World War II era, cities with large tenant populations used rent control in response to housing shortages. In the decades since then, the idea has gotten a bad reputation. Poorly implemented

rent-control policies have been blamed for reducing the quality and quantity of housing stock in an area.

Rent Stabilization: Like rent control 2.0, this is a contemporary version that many cities use to address housing affordability. Unlike rent control, rent stabilization doesn’t set a hard cap. Instead this system seeks to slow down rent hikes. Typically, cities that adopt rent stabilization tie rent increases to the annual Consumer Price Index, which means rents can only go up by a few percentage points each year. However many stakeholders (and more than one local council member) argue that rent control and stabilization are really the same thing.

Tenancy decontrol: This is one of the big exceptions to rent stabilization ordinances. California law mandates

that rent-stabilization rules apply only to ongoing tenants. If a tenant moves out, then rent rules are “decontrolled,” meaning the landlords can charge as much as they’d like to new renters. Some housing advocates say this can create an incentive for landlords to evict long-term tenants in order to raise rents.

For that reason, some argue that effective rent stabilization should be paired with ...

Just-cause evictions: This rule mandates that landlords have to provide an appropriate reason before kicking out a renter. Exactly what constitutes an acceptable reason varies from city to city. The just-cause ordinance in East Palo Alto allows evictions for failing to pay rent, causing a nuisance, committing crimes and damaging the property, to name a few. Most cities that adopt just-cause protections also employ an arbitrator to determine whether evictions were lawful.

—Mark Noack

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MV firefighters battling Valley, Butte wildfires

By Kevin Forestieri

Firefighters from Mountain View are among the more than 13,000 firefighters across California who are battling a dozen large wildfires, including the Valley fire which has scorched 70,000 acres and as of Wednesday, was only 30 percent contained.

Eleven firefighters from the Mountain View Fire Department were sent out with a county strike team last week to battle the Valley fire, which has spread from Lake County into Napa and Sonoma counties, as well as to the Butte fire burning in Amador and Calaveras counties.

Fire department spokeswoman Jaime Garrett said Mountain View sent out one engine and two battalion chiefs to the Butte fire on Friday night, Sept. 11, and an additional engine with another county strike force to the Valley Fire on Saturday.

Another battalion chief was sent out to the Gasquet Complex fire, a series of four different fires up in Del Norte County, Garrett said. The 11 firefighters sent out to help with the major fires are about as much as the department can spare, Garrett said. Any more would have meant reduced staffing here in Mountain View.

"The decision comes from the fire chief (Juan Diaz), who has to assess how many resources are here," Garrett said.

According to Cal Fire spokeswoman Lynnette Round, the Valley fire has grown to 70,000 acres and is only 30 percent contained, as of Wednesday. Thousands of people have been evacuated from the area and hundreds of buildings, including 585 residences, have been destroyed so far. As many as 7,600 structures are still threatened by the fire, which is roughly centered around Cobb, California.

Firefighters arriving to help at the

Valley fire have been assigned to public safety, structural defense and perimeter control, according to the Cal Fire website.

The fire started on Saturday afternoon, Sept. 12, and has caused one fatality, a 72-year-old woman, and injured four firefighters. As of this week, 2,300 fire personnel have been sent out to fight the Valley fire. Gov. Jerry Brown announced a state of emergency in Lake and Napa Counties Sunday.

The slightly larger Butte fire, at 71,800 acres, was 45 percent contained as of Wednesday. A total of 6,400 structures have been threatened by the fire. The largest blaze in the state is the Rough fire in Fresno County, which covers 139,000 acres and has kept more than 3,700 firefighters busy trying to contain the conflagration.

Garrett said the department is sending

► See **FIRES**, page 14

COMMUNITY BRIEF

► Continued from page 4

service that they can provide, like teaching a skill or providing transportation. They can then bank the time they spend providing services to other users in their community and spend it later to receive services in return.

"It's a way for people to offer what they can give and receive what they need," said Williams. "It's a really great way of reaching neighbors and connecting to your community."

The the Mountain View Skillshare event is open to all, not just linkAges members, and will be held from 10 a.m. to 2 p.m. at Mountain View City Hall, 500 Castro St. Registration is not required, but attendees are encouraged to register on EventBrite.

If you'd like to conduct a workshop or have an informational booth at the event, you can send an email to timebank@linkages.org or call 650-934-3556.

—Carl Sibley



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KEITH PETERS.

HAVING A BALL AT ART & WINE

Sure, there was a lot of art, and there was plenty of wine, but one of the more unusual sights at this year's annual Mountain View Art & Wine Festival, held Sept. 12-13, were the children encased in bubbles who had a great time rolling, bumping and sloshing around. Other highlights included an exhibition of Bay Area teams' Super Bowl trophies and memorabilia.

FIRES

► Continued from page 13

in whatever it can spare as part of a state-wide mutual aid program. In the program, a call goes out for help for departments within the same county as the fire, followed by a region-wide and then

a state-wide call when the fires get out of control.

"When a large disaster happens, it's great to know our neighbors from throughout the state can come to assistance if necessary," Garrett said.

Bay City News contributed to this report

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Santa Clara Valley Water District



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SOFT STORY

► Continued from page 1

used for parking, often lacks the strength and stiffness needed to withstand an earthquake. In the 1994 Northridge earthquake, an estimated 200 soft-story buildings either collapsed or came close to collapsing, according to a San Jose State University study.

When Mountain View city staff came to the City Council in May to request an additional \$175,000 in funding for the survey, slated to get underway next year, Mayor John McAlister was initially puzzled. He asked why the city needed to do something that had been completed nearly a decade ago, namely a survey identifying all the potentially hazardous soft-story buildings in Mountain View.

The university's study itself, however, refers to a list of the soft-story buildings' addresses, but doesn't provide it. The study provides only vague maps showing clusters of the dangerous buildings. And while the list of addresses did exist, Community Development Director Randy Tsuda told the council at the April 28 meeting that when city staff requested it from San Jose State, they were denied that information and told the addresses were confidential.

It's unclear why the safety data was withheld. The study by San Jose State University was publicly funded, in part, by the Santa Clara County Emergency Preparedness Council. The study was also done through the university's Collaborative for Disaster Management, which was supported by grants from the Federal Emergency Management Agency (FEMA) and the California Governor's Office of Emergency Services. The collaborative received initial two-year funding from FEMA to the tune of \$500,000.

When the *Voice* filed a California Public Records Act request in May for the addresses identified in the survey, university staff again refused to release it. Astrid Davis, vice president of administration and finance at San Jose State University, told the *Voice* that "the public interest in promoting research on important social issues outweighs any benefit the public might receive from gaining access to the records." To disclose the records, she said in an email, would "discourage faculty from researching issues of public concern."

The claim about academic freedom as a defense to withhold records doesn't hold much water, according to Nikki

Moore, an attorney for the California Newspaper Publishers Association. She said it's not a legitimate response to a public records request.

"Nothing in the PRA says that's a (legitimate) reason to withhold records," Moore said.

The survey notes that it was agreed early on that there were "legal concerns" involved in identifying individual properties, and that information would be instead provided in an overlay of clusters on maps. When contacted by the *Voice*, university staff, the professor who headed the study and members of the county's former Emergency Preparedness Council declined to explain why the agreement was made.

County Supervisor Joe Simitian said he was not familiar with the particular survey, but said there could have been some very good reasons to keep it anonymous. Simitian said there's a "healthy tension" between providing information important to public policy and better engaging people for a study with the promise of anonymity.

"Someone obviously made the judgment at the time that they were more likely to engage in the cooperation of property owners in the county if they are not addressed specifically in the study," Simitian said.

University spokeswoman Pat Harris said the university needs to abide by whatever constraints were agreed to between San Jose State and the funding sources for the university's studies. She said it could be that there were serious concerns that property owners would be unhappy with a survey calling out their residential units for potential safety hazards.

"These private property owners may not like that very much, and we're just eyeballing it — we might not know about any (prior) retrofitting," Harris said.

Such concerns haven't stopped cities like San Francisco and Berkeley from identifying individual soft-story buildings and putting the burden of proof of retrofitting on the property owners. Both cities require owners of soft-story buildings to find out, on their own dime, whether their apartments are hazardous, and if any retrofit work is needed to make the building a safe place to live.

In July, after the *Voice* pressed for another review of its Public Records Act request, Davis emailed the *Voice* explaining that the information couldn't be provided because it had been destroyed. Davis said that "documents related to the

project are no longer retained," and do not have to be kept for more than three years following the study in accordance with the California State University retention policy.

It's not clear how much the study would have helped Mountain View as it embarks on its own survey. Tsuda said it is likely that the city would have had to go out and verify the accuracy of the data. The study also didn't include any options for how to get property owners to bring faulty buildings up to code, which the city's study will include.

Palo Alto was able to obtain San Jose State's comprehensive list identifying soft-story buildings in 2004, however, and has been using it as a basis for the city's updated tally of potentially hazardous buildings. Palo Alto's list originated from the same San Jose State study.

New safety rules

Mountain View has somewhere between 100 and 125 buildings with a soft-story design, which puts as many as 1,129 apartment units throughout the city potentially at risk, according to the San Jose State University study. That adds up to an estimated 2,823 residents in potentially at-risk buildings.

Once city staff members locate all those buildings, they can move on to the next step. Tsuda said city officials will explore possible incentives for getting property owners to inspect their soft-story buildings and bring them up to code, if needed. The other option would be to make these retrofits mandatory.

The city could adopt soft-story policies similar to the ones in Berkeley, where owners are required to submit reports to the city showing any struc-

tural weaknesses, as well as identify how the building could be retrofitted to mitigate the earthquake hazard. The city also requires soft-story building owners to post a sign on the building in plain sight stating that the building is unsafe and has a weak ground floor.

In Mountain View, there is no requirement for property owners to inform tenants that they are living in a soft-story building that has not been retrofitted.

And the clock is ticking. Recent reports by the U.S. Geological Survey predict a 72 percent chance of an earthquake with a magnitude of 6.7 or higher in the next 30 years, which is up from the 63 percent chance identified in a 2008 study. ▀

Email Kevin Forestieri at kforestieri@mv-voice.com

NOTICE TO PROSPECTIVE CONTRACTORS

Notice is hereby given that for the purpose of pre-qualification, sealed Responsibility Questionnaires will be received by the Board of trustees of the Mountain View – Los Altos High School District up until the close of business on the date indicated below for:

Project Description:

Mountain View Los Altos District Warehouse Data Center Expansion.

Pre-Qualification Packages Due Date and Time: September 23, 2015 at 2pm at Kramer Project Development Company, Inc., attention Laurie Abate, 4020 Moorpark Avenue, #220, San Jose, CA 95117.

Pre-Qualification of Trade Contractors

In order to receive plans and bid, Trade Contractors must possess a current and active license to perform the work listed, submit and certify the required Responsibility Questionnaire information and be pre-qualified by the District. All contractors must have substantiated K-12 public school project experience to be prequalified.

A. General Trades

B. Electrical and Low Voltage Trades

B license required

C-7 and C-10 licenses required

Only Pre-Qualified Contractors will be permitted to bid. Pre-Qualified Contractors will be required to attend a mandatory Pre-Bid Conference scheduled for Tuesday, September 29, 2015 at 2pm in the Board Room at Mountain View Los Altos High School District Office, 1299 Bryant Avenue, Mountain View, CA 94040. Opening of the sealed bids submitted by pre-qualified bidders is **tentatively** scheduled for Tuesday, October 20, 2015 at 2pm. Bidding documents will be available to pre-qualified contractors on September 29, 2015. Pre-qualified contractors are advised to verify dates and times of the mandatory pre-bid conference and bid opening prior to the above listed dates. Responsibility Questionnaires and instructions for submission can be obtained by calling Orlando Delgadillo at (408) 246-6237 or by email orlando@kramerpdcc.com. Contracts will require a 100% performance bond, a 100% Labor and Materials Bond and a Bid Security in the amount of 10% of the submitted bid. The project is subject to the State Labor Code. Labor Code 1720-1861 regarding DIR registration, the payment of prevailing wages and submission of certified payroll statements will be enforced. No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractors are allowed according to PCC sec. 22300 to submit securities in lieu of retention.

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WHAT'S YOUR VIEW?

All views must include a home address and contact phone number. Published letters will also appear on the web site, www.MountainViewOnline.com, and occasionally on the Town Square forum.

Town Square forum

Post your views on Town Square at MountainViewOnline.com

Email your views to letters@MV-Voice.com. Indicate if letter is to be published.

Mail to: Editor
Mountain View Voice,
P.O. Box 405
Mountain View, CA 94042-0405

Call the Viewpoint desk at 223-6528

Consider facts when considering parcel tax

By Christopher Chiang

When discussing parcel taxes, our community and our children deserve a discussion based on the facts.

The facts are that a typical starting teacher with a master's degree in the Mountain View Whisman School District is paid less than any adjacent district, and the gap between our own city's K-8 district (MVWSD) and the high school district (Mountain View-Los Altos High School District) is even larger.

The community funds the high school district at \$6,000 per pupil more than the K-8 district, and this is seen in salaries. The high school district pays starting teachers \$20,000 more than the Mountain View Whisman district, and senior teachers \$40,000 more than the K-8 district. The high school district has the highest-paid teachers in the state; this is in the same city where many of Mountain View Whisman teachers are struggling to survive.

Here are some figures to note in this discussion:

Mountain View Whisman School District

Per-pupil revenue: \$10,683

Starting salary: \$50,198 - \$92,628 (no master's degree bonus)

Mountain View Education Foundation: \$600,000 raised

Current parcel tax: \$127 (for a less than 8,000-square-foot home)

Median home sale price: \$951,000

(Parcel tax is 0.01% of the current median home sale price)

Mountain View-Los Altos High School District

Per-pupil revenue: \$16,792

Salary range: \$71,293 - \$134,716 (add \$2,223 for a master's degree)

Foundation: \$1.3 million raised

No parcel tax, highest per-pupil revenue in the region

Los Altos School District

Per-pupil revenue: \$11,805

Salary range: \$49,321 - \$95,446 (add \$1,500 for each master's degree)

Foundation: \$3.2 million raised

Current parcel tax: \$790 per parcel (\$193 increase in last election)

Median home sale price: \$2,342,500

Palo Alto Unified School District

Per-pupil revenue: \$15,217

Salary range: \$57,563 - \$116,234 (add \$2,219 for each master's degree)

Foundation: \$5.3 million raised

Current parcel tax: \$758 per parcel (\$120 increase in last election)

Median home sale price: \$2,165,500

(Parcel tax is 0.03% of the current median home sale price)

As residents we don't control how the state and county funds school districts, but we can't ignore this funding difference between the two local districts when it comes to truly

local funding. We gave Shoreline Funds (Mountain View funds tied to Bayshore development) to both districts. For the high school district, it is a bonus; for MVWSD, it is

a lifeline. When it comes to foundation funding, the MV-LA district brought in twice as much community funding.

The high school district, as the region's highest-revenue district, doesn't have a parcel tax, but if we compare Mountain View Whisman with adjacent towns, comparing not the parcel tax rate but more fairly comparing taxes as a percentage of home values, we in Mountain View pay one-third of what other cities around us.

Most residents don't fully realize the differences between Mountain View Whisman and the high school district, and as a result, our K-8 district suffers in the shadows of misunderstanding. The only way to have everyone succeed in high school is to ensure we take care of our K-8 schools. All student interventions get more expensive and less successful the later one waits.

The prosperity of our region has greatly benefited homeowners, while causing stress on renters and many students, as seen in the weekly Friday night marches on Castro. Supporting a parcel tax increase may be a homeowner's best way of showing we are all one Mountain View, not to mention helping their own home values in the long run.

Mountain View resident Christopher Chiang is a former Mountain View Whisman School District board member.

Guest Opinion

LETTERS

VOICES FROM THE COMMUNITY

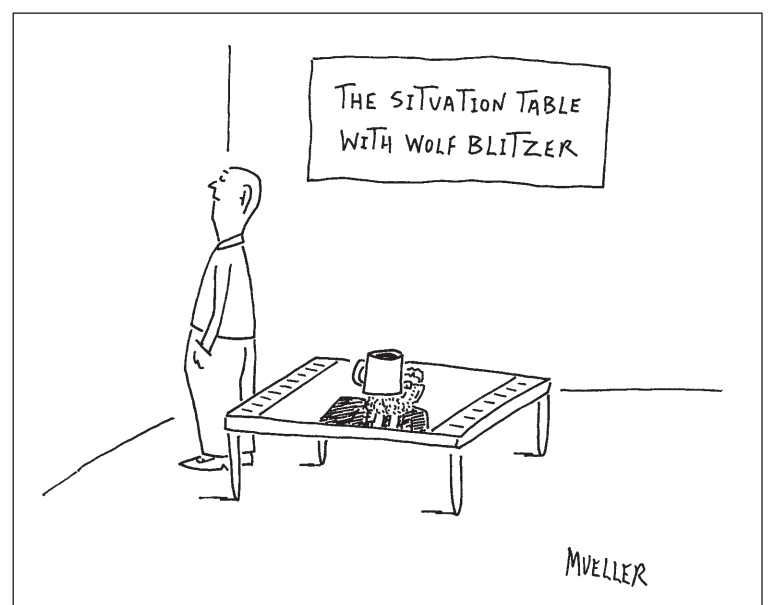
'HUMAN HERITAGE' NEGLECT UNACCEPTABLE

I love the letter from Serge Bonte (Mountain View Voice, Sept. 11) because of its wonderful analogy between protecting trees but not protecting tenants in Mountain View. Thanks a lot, Mr. Bonte, for writing it! And thanks to the Voice for publishing it!

It's certainly great that our city has all those safety measures to protect our heritage trees, but it is ironic that there are not basic regulations to protect hundreds if not thousand of tenants from the greediness of corporate landlords who are

increasing rents in the amounts they want and as often as they want, and as a result many of those tenants—who are in many ways part of the fabric or our city diversity and vitality—are being forced out of town because most cannot satisfy the financial avarice of those voracious landlords. And totally unacceptable (I am gently using a soft adjective) is the fact that our local City Council members are afraid to adopt a rent stabilization or rent moratorium to protect the tenant part of our city's "human heritage," as Mr. Bonte points it out.

*Job Lopez
McCarty Avenue*



WHERE GOOD FOOD AND COMMUNITY MEET



Ada's Cafe is a 501(c)(3), social enterprise dedicated to hiring, training and employing adults with developmental disabilities in its food service businesses. Through its cafe at the Mitchell Park Community Center and a catering business that operates out of a commercial kitchen in Mountain View, Ada's goal is to empower its Associates and employ them in a manner that accommodates their disability yet challenges them every day to expand their skill set. Ada's also integrates high school interns and at-risk young adults into its daily cafe and catering operations.

Ada's organizes its activities around three C's: *Compassionate Employment, Community Engagement and Commercial Success*. Ada's founders believe that satisfying each of these is critical if Ada's is to achieve its goal of fulfilling its mission as a self-sustaining social enterprise.

Sereno Group is proud to support the commitment and services Ada's Cafe provides to our community.

For more information about their work or how you can get involved, please visit www.adascafe.org

DURING THE MONTHS OF JULY THROUGH SEPTEMBER 2015,
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PALO ALTO



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Arts & Events

MOUNTAIN VIEW VOICE

Leap into Fall Arts

Autumn brings a bounty of arts and entertainment

By Elizabeth Schwyzer

As the singular delights of fall. The air is clear, crisp leaves crackle underfoot, kids head back to school and arts organizations throughout the land draw back the curtains on a new season bursting with performances and events.

From films that take us on international journeys to visual art that explores the world right outside our doors, music festivals that light up the night to theater productions that illuminate and inspire, this autumn boasts an impressive line-up of both home-grown and exotic art. We've sorted through hundreds of events to bring you some of this fall's finest arts happenings. Read on for our top picks in each genre, plus a shortlist of other productions, screenings, readings and exhibitions worth catching.

Art

'Front Yard/Backstreet'

What does your community mean to you, and how do you connect to it? In an upcoming group exhibition at the Palo Alto Art Center, 13 artists tackle these questions in works that range from photographs and drawings to maps and installations. As part of "Front Yard/Backstreet," Joel Daniel Phillips offers intimate charcoal and graphite portraits of the residents of Palo Alto's Buena Vista Mobile Home Park, while Kate Pocrass uses data from Palo Alto residents to create a "happiness map" of the city and Matt Gonzalez

assembles collages from found materials to reflect the street grids of the urban landscape. The exhibition kicks off on Friday night, Sept. 18, with a party at the Art Center from 7-10 p.m. There, you'll discover a live performance by artists Robin Lasser and Adrienne Pao, hear music by Old Broads Rule and get a chance to take part in interactive activities with the artists of the Mobile Arts Platform. No matter where you live or how you relate to your neighborhood, "Front Yard/Backstreet" offers a chance to think about your surroundings in a whole new light.

Where: Palo Alto Art Center, 1313 Newell Road

When: Sept. 19-Dec. 13

Cost: Free

Info: Go to goo.gl/sxr2u or call 650-329-2366.

More art worth a peek:

- "Vive les Arts," Pacific Art League, now through Sept. 24: pacificartleague.org
- "Constructive Interference," Anderson Collection, now through March 21: anderson.stanford.edu
- "Collective," Gallery House, Sept. 22-Oct. 17: galleryhouse2.com
- "Great Glass Pumpkin Patch," Sept. 29-Oct. 4, Palo Alto Art Center: greatglasspumpkinpatch.com
- "Showing Off: Identity and Display in Asian Costume," Cantor Arts Center, Oct. 14-May 23: museum.stanford.edu



LAUREN STEVENSON

Among the films included in the 2015 United Nations Association Film Festival is "FREE," a documentary that follows five teens through a year in an Oakland dance program.

Film

United Nations Association Film Festival

Now in its 18th year, the United Nations Association Film Festival (UNAFF) returns to Palo Alto, East Palo Alto and Stanford this fall, bringing with it 60 documentaries that will change the way you see the world. The festival was first launched to commemorate the 50th anniversary of the UN's signing of the Universal Declaration of Human rights. Through this year's theme, "Running Out of Time," UNAFF explores a wide range of topics that span the globe and shed light on critical and fascinating stories that aren't always covered in mainstream media. Among the films featured in the 2015 line-up are the science-in-action film "Antarctic Edge: 70 Degrees South," which looks at climate change in the fastest winter-warming place on the planet, and "Circus Without Borders," which tells the story of two circus troupes from Canada's arctic and West Africa that come together for an unusual cultural collaboration. Though some of

United Nations Association Film Festival will feature 60 documentaries that will change the way you see the world.

the films are hard-hitting, others are downright funny: Don't miss the seven-minute animated short, "Worse than Poop!," which addresses a the serious issue of carbon dioxide emissions with a less-than-serious tone.

Where: Various locations

When: Oct. 15-25

Cost: Full festival pass: \$180. Single session ticket: \$10.

Info: Go to unaff.org or email info@unaff.org.

More fall film festivals:

- Silicon Valley Jewish Film Festival, various locations, Oct. 10-Nov. 8: svjff.org
- Silicon Valley African Film Festival, Community School of Music and Arts, Oct. 16-18: svaff.org
- 3rd i's South Asian Film festival, CineArts Palo Alto Square, Nov. 1: thirdi.org

Music

Beyond Wonderland

For those who missed Burning Man this year — or for burners having trouble returning to the real world — here's another chance to lose yourself in a heaving mass of bodies, music, large-scale art and all-day, all-night revelry. Drop down the rabbit hole for a day — or two — at Beyond Wonderland, where dance music meets light shows, pyrotechnics, psychedelic art, costume-clad performers and more. The action is spread across three stages, but there's just as much action offstage, where costumed festivalgoers interact with LED-charged sculptures and with one another. This year's line-up of international electronic artists includes Calvin Harris, Kidnap Kid, Arty and Laidback Luke offering up trance, house, ambient and more. VIP ticket holders have access to private cabanas and bottle service, but you don't need those special perks to make Beyond Wonderland a weekend to remember. Oh, and you can forget the rental RV



COURTESY BEYOND WONDERLAND

In addition to electronic music on three stages, **Beyond Wonderland** includes elaborate light shows.

and the sand goggles; Mountain View's a bit more hospitable than Black Rock Desert.

Where: Shoreline Amphitheatre, 1 Amphitheatre Parkway, Mountain View

When: Sept. 26-27

Cost: General admission tickets start at \$115 for one day, \$199 for two days.

Info: Go to bayarea.beyondwonderland.com.

More concerts to catch:

- ❖ "Bing Outside / In," Bing Concert Hall, Stanford, Sept. 26: live.stanford.edu
- ❖ Darcy James Argue's "Real Enemies," Bing Concert Hall, Stanford, Oct. 2: live.stanford.edu
- ❖ Anat Cohen Jazz Quartet, Schultz Cultural Arts Hall, Oshman Family JCC, Nov. 14: paloaltojcc.org
- ❖ California Pops Orchestra's "Classic Broadway," Smithwick Theatre, Foothill College, Nov. 15: calpops.org
- ❖ Bay Choral Guild's Carmina Burana, First Baptist Church, Palo Alto, Nov. 21: baychoralguild.org

Stage

Smuin Ballet

For an evening of bracing contemporary ballet, there's no better company on the West Coast than San Francisco's Smuin Ballet. The stylish, high-energy group brings its Dance Series One to Mountain View this September with five performances featuring two world premieres and an audience favorite. On the program are new works by Smuin Choreographer-in-Residence Amy Seiwert, who brought her "Objects of Curiosity" to the Peninsula in March, and Smuin dancer and choreographer Ben Needham-

Wood, whose premiere is set to an original score by composer and cellist Ben Sollee. Rounding out the program are company founder Michael Smuin's lyrical "Bouquet" set to Shostakovich, and "French Twist" by choreographer Ma Cong. First created for Smuin ballet in 2010, "French Twist" draws inspiration from the children's cartoon "Tom and Jerry," contrasted with music by French film composer Hugues Le Bars. Smuin Ballet is known for offering varied programs and surprising audiences with highly technical ballet that's a far cry from the classic Swan Lake.

Where: Mountain View Center for the Performing Arts, 500 Castro St.

When: Sept. 24-27

Cost: \$23-\$71

Info: Go to goo.gl/6tal4L or call 650-903-6000.

More fall performance highlights:

- ❖ "Wrestling Jerusalem," Schultz Cultural Arts Hall, Oshman Family JCC, Sept. 20: paloaltojcc.org
- ❖ "Or," Dragon Theatre, Oct. 2-25: dragonproductions.net
- ❖ Guru Shradha's "Kelucharan Keerti Sampradaya" Indian dance, Cubberley Theatre, Oct. 4: brownpapertickets.com/event/2188627
- ❖ TheatreWorks' "Proof," Mountain View Center for the Performing Arts, Oct. 7-Nov. 1: theatreworks.org
- ❖ West Bay Opera's "Rigoletto," Lucie Stern Theater, Palo Alto, Oct. 16-25: westbayopera.org
- ❖ Broadway by the Bay's "Kiss me, Kate," Fox Theatre, Redwood City, Nov. 6-22: broadwaybythebay.org
- ❖ Palo Alto Players' "Clybourne Park," Lucie Stern Theater, Palo Alto, Nov. 7-22: paloaltojcc.org

- ❖ Tangonero Argentine Tango ensemble, Schultz Cultural Arts Hall, Oshman Family JCC, Nov. 17: paloaltojcc.org

Talks



COURTESY STANFORD LIVE

Playwright and performer **Anna Deavere Smith** will make four appearances at Stanford this October.

Anna Deavere Smith

MacArthur fellow, Tony and Obie Award-winner, actress and playwright Anna Deavere Smith is widely considered one of the foremost voices in contemporary theater. This October, the celebrated performer comes to Stanford not once or twice, but four times, bringing three different shows that tackle the issue of race. On Oct. 14, she'll appear at Stanford's Cubberley Auditorium with "Twilight: Los Angeles, 1992," a solo show written shortly after the Rodney King beatings and subsequent riots, in which Smith delivers monologues based on interviews she conducted with individuals from the chief of the LAPD to instigators of the violence. One week later, she returns with "Letter from a Birmingham Jail," a recitation of Dr. Martin Luther King, Jr.'s famous defense of nonviolent resistance. For this performance, Smith will be joined by violinist Robert McDuffie. Then on Oct. 26, Smith appears in

conversation on art, race and citizenship with writer Frank Rich. Finally, on Oct. 30, she'll give a performance of "The Pipeline Project," an investigation of the so-called "school-to-prison pipeline" by which undeserved and minority students are funneled into lives of incarceration. Don't miss a chance to catch this seminal figure of American drama.

Where: Various locations, Stanford

When: Oct. 14, 21, 26 and 30

Cost: Varies by date

Info: Go to live.stanford.edu or call 650-724-2464.

More top-notch talks:

- ❖ Comedian Lisa Lampanelli, Fox Theatre, Redwood City, Sept. 19: foxrwc.com
- ❖ Author Anne Beattie, Kepler's Books, Menlo Park, Sept. 23: keplers.com

- ❖ An Evening with ballerina Nina Novak, Western Ballet, Mountain View, Oct. 3: westernballet.org
- ❖ "My Kitchen Year" with food writer Ruth Reichl, Schultz Cultural Arts Hall, Oshman Family JCC, Oct. 7: paloaltojcc.org
- ❖ "Oddball Comedy & Curiosity Festival," Shoreline Amphitheatre, Mountain View, Oct. 10: theshorelineamphitheatre.com
- ❖ Author Margaret Atwood, Fox Theatre, Redwood City, Oct. 12: keplers.com
- ❖ Comedian Paul Reiser, Schultz Cultural Arts Hall, Oshman Family JCC, Oct. 29: paloaltojcc.org

Email Elizabeth Schwyzer at eschwyzer@pawebkly.com

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For video tour & more photos, please visit:
www.681LomaVerde.com



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1035 East Rose Circle, Los Altos Offered at \$2,298,000

Inviting Home with Updated Interior

Unwind inside this comfortable 4 bedroom, 3 bathroom home of 2,352 sq. ft. (per county) that sits on a lot of 9,583 sq. ft. (per county) within a quiet, tree-lined neighborhood. Brazilian cherry wood floors, crown molding, and dimmable lighting enhance the formal living and dining rooms and the open family room. Tastefully upgraded, the island kitchen displays granite countertops, pull-out cabinetry, and stainless-steel Bosch appliances. The private master suite offers a walk-in closet, vaulted ceilings, and a jetted tub, while three bedrooms grouped on the other side of the home include a guest suite with outdoor access. In addition to an attached two-car garage, the property also features new carpets, updated bathrooms, and two fireplaces. This fine home is within walking distance of Cooper Park, and is also near Grant Park Plaza and Mountain View Shopping Center. Blach Intermediate (API 958) is also within walking distance, and Oak Avenue Elementary (API 987) and Mountain View High are both roughly a mile away (buyer to verify eligibility).

For video tour & more photos, please visit:

www.1035EastRoseCircle.com



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PALO ALTO WEEKLY

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7PM AT
PALO ALTO BAYLANDS

10K•5K RUN & WALK

A benefit event
for local non-profits supporting
kids and families

For race information and to register, go to:
[www.paloaltoonline.com/
moonlight_run](http://www.paloaltoonline.com/moonlight_run)

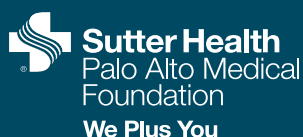
Online registration ends
Wednesday, Sept 23 at midnight



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1 Carriage Court, Menlo Park Offered at \$1,498,000

Exquisite Townhome Remodel

A stylish remodel with a breezy floorplan accents this 3 bedroom, 2.5 bathroom townhome of 2,740 sq. ft. (per county) that sits on a peaceful cul-de-sac. Engineered hardwood floors, LED lighting, Nest technology, and plantation shutters define the interior, which features an open dining area overlooking a sunken living room with a fireplace, a wet bar, and ceilings of nearly 12 feet. The gorgeous kitchen offers a breakfast nook, marble countertops, and designer appliances, and both upstairs bathrooms display marble surfaces and designer thermostatic shower controls. One bedroom supplies extensive cabinetry, while the master suite provides a private deck, soaring ceilings, a walk-in closet, and a cast-iron tub. The home also features an attached two-car garage and a sizable rear deck, and the quiet, well-manicured neighborhood lies close to Stanford, Sand Hill Road, and Sharon Heights Golf and Country Club. Las Lomitas Elementary (API 943) and La Entrada Middle (API 963) are moments away, and Menlo-Atherton High is easily accessible (buyer to verify eligibility).

For video tour & more photos, please visit:

www.1CarriageCourt.com



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Love and Burgers

REVIEW BY
Dale F. Bentson

PHOTOS BY
Veronica Weber

J Love Burger:
Enticing, but
not without an
identity crisis



*The fish fillet at J Love Burger,
served on a ramen bun.*

■ RESTAURANT REVIEW

By Dale F. Bentson

Romance is a funny thing. Customers are showing a lot of love for J Love Burger on Castro Street in downtown Mountain View. I didn't fall for her — not at first. I noted her flaws before I appreciated her qualities.

Outwardly, she is plastered with cocktail posters, one advertising a \$5 shot of Irish whiskey available every Friday from 9 to 11 p.m. Yet adjacent the lurid libation ads were posters of delicious Japanese-style menchi-katsu (ground beef and pork) and yakiniku (grilled beef with onion) burgers. I was getting mixed signals.

She isn't exactly homely, but she'll never be called chic. Inside, she has plain Jane sports bar decor with non-descript furnishings in grays and beiges.

Down a corridor that leads past the bar is a door that connects to Mervyn's Lounge, which opens at 3 p.m. While it was not quite 3 p.m., I stuck my head in. It had all the qualities of a dive bar: appropriately dark, a tad rundown, secretive. The front door is in an alley. J Love Burger had a shady side.

In reality, Mervyn's is a storied lounge, the remnant of a once locally famous restaurant whose history has been well documented. I couldn't quite reconcile a Japanese burger place and an

old-fashioned watering hole. Could it be a case of multiple personality disorder?

Adding to the confusion was the Jekyll-and-Hyde nature of the establishment. One day, the restroom wasn't clean — never a good sign. Yet walking past the open kitchen gave me some relief. Chef Kanako "Katy" Shimazu's cooking space was spic and span, as was the dining area.

The midday menu is a build-your-own burger concept with options on meat, buns, salad, fries and non-alcoholic beverages. The basic charge is \$9.95 with certain up-charges depending on the combinations. At dinner, there are a few more snacks and sides available, but burgers remain the anchor.

► Continued on next page



J Love Burger offers Japanese-style burgers in plain-Jane surroundings.

"Engaging. Fresh. Irresistible."

The New York Times

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SMUIN BALLET

CELIA FUSHILLE, ARTISTIC DIRECTOR

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■ DINING NOTES

J Love Burger

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www.jloveburger.com

Hours:

Lunch, Daily
11:30 a.m.–2:30 p.m.
Dinner
Mon.–Sat. 5:30–9 p.m.
Sun. 5–9 p.m.

Reservations: ●

Credit cards: ✓

Happy Hour: ●

Children: ✓

Takeout: ✓

Outdoor Dining: ●

Private Parties: N/A

Parking: City lots

Alcohol: Full bar

Noise Level: Moderate

Bathroom
Cleanliness: Fair

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www.smuinballet.org



R. Camou, T. Dean, J. Speed-Orr • Photo by Scott Goodman

► Continued from previous page

The laminated menu comes in both English and Japanese with miniature photographs of the finished products. That was a good idea for those of us not steeped in Japanese techniques, mixtures, condiments and expected results. Except for the brioche buns, everything is made in house from Shimazu's recipes, according to supervisor Una Lee.

My first date with J Love didn't go well. I chose the marinated ginger pork burger with Japanese barbecue sauce and grilled onion on rice buns — two slider-sized burgers, although I wouldn't call them burgers. It was sliced pork with grilled onions atop. The rice buns were hockey-puck sized discs of rice with threads of seaweed.

The pork was just OK, although I couldn't detect a smidgen of ginger. The "burgers" were half wrapped in paper for easy handling and to keep the rice pucks from disintegrating. It was messy: more a collision than a harmonic fusion of east meets west.

There was a second date. This time, I was enchanted by the menchi-katsu burger.

Menchi-katsu roughly means chopped or minced cutlet. In this case, it translates to a house-made blend of ground beef and pork, topped with deep-fried cabbage and drizzled with chef Shimazu's special tonkatsu sauce: a mix of ketchup, Worcestershire sauce, oyster sauces and sugar.

I chose the brioche bun to go with my menchi-katsu burger, and got an over-sized and lightly toasted roll with the letter "J" stamped on the top. The burger was delicious and tangy with many levels of flavor, no additional condiments necessary. The French fries were good and the sweet potato fries worth the 50 cent extra charge. My heart was warming.

On our last date, I opted for an unusual combination — the fried fish fillet with tartar sauce on a ramen bun. The waiter raised an eyebrow but gave me a knowing nod. The ramen bun — wrapped in paper and sandwiched around the fish — instantly disintegrated. It turned out to be a great combination, though. The crunch of ramen noodles juxtaposed over the hot crisp fish was a revelation. There was sufficient tartar sauce to keep the sandwich somewhat together.



The menchi-katsu burger is a deep-fried patty made of ground beef and pork, topped with tonkatsu sauce and shredded cabbage on a brioche bun.

For lettuce lovers, the J Love salad — composed of romaine, avocado and tomato — was given life by a wasabi mayonnaise dressing.

The more interesting tofu salad of cherry tomatoes, cold tofu and lettuce with ribbons of seaweed in a spicy sauce

revved up the appetite. There was loads of flavor packed in this small salad.

J Love Burger offers two dozen beers, the standards by the bottle (\$4-\$5). The tap beer (\$7-\$8) is where the interest lies, with options like Heretic Brewing Com-

pany's Evil Cousin, Eye of the Hawk from Mendocino Brewing Company, Irish Red Ale and others.

Though I still believe she's suffering from an identity crisis, J Love Burger won me over. I'm looking forward to our next rendezvous. ▣

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MOVIE OPENINGS



Johnny Depp as Whitey Bulger in "Black Mass."

WARNER BROS. ENTERTAINMENT

A little Depp'll do ya

'BLACK MASS' RITUALIZES TRUE-CRIME TALE

★★ 1/2 (Century 16, Century 20)

In an era when documentaries have become increasingly polished and dramatic, their Hollywood-ized docu-drama counterparts often seem unnecessary. Compare Joe Berlinger's gripping 2014 documentary, "Whitey: United States of America v. James J. Bulger" to Scott Cooper's new "Whitey" Bulger crime drama, "Black Mass," and the former will seem more compelling, despite the fact that it lacks Johnny Depp playing the notorious South Boston crime boss.

And so it is that "Black Mass," which finds Depp generating awards talk, makes a complicated story coherent without dumbing it down (much), lets a bunch of strong actors do their things, and yet inspires little more than adjectives like "efficient" and "workman-like." It doesn't help that director Scott Cooper must follow in the footsteps of more dynamic pictures like Brian De Palma's "Carlito's Way,"

Martin Scorsese's "Goodfellas" and "The Departed" (in which Jack Nicholson played a character inspired by Bulger); and Mike Newell's "Donnie Brasco," which starred Depp as an undercover FBI agent.

Now, Depp is on the other side of the law as a man described by the film's G-men as a "kingpin," a "crime lord" and, more to the point, "a psychopath." Cooper and Depp double down on that last one, nodding to Bulger's benign public persona with an early scene of him helping a little old lady with her groceries, but thereafter depicting him as a monster. Depp becomes this Bulger-plus by sporting lupine eyes (thanks to eerily pale contact lenses), bald pate with slicked-back hair on the sides, nasty teeth, aviator sunglasses and leather jacket. More than usual, Depp disappears into the role, but less through his visual transformation than by restraining his vocal tics and

layering on a Southie accent.

Where "Black Mass" excels is in its true-crime telling (Mark Mallouk and Jez Butterworth adapt Dick Lehr and Gerard O'Neill's book "Black Mass: The True Story of an Unholy Alliance Between the FBI and the Irish Mob"), which at least starts out taut before going slack.

"Just like on the playground," muses one FBI witness, "it wasn't always easy to tell who's who."

"Black Mass" struggles to flesh out the large cast of characters and stoke identification with them. This proves especially true in the case of John Connolly (Joel Edgerton), the FBI agent who falsely books Bulger as a "top echelon informant" in order to create a mutually beneficial alliance between the two men.

The film covers two decades (1975-1995) in the activities of Bulger's Winter Hill Gang and the Boston FBI office, giving work to such gifted actors as Benedict Cumberbatch as Bulger's state Senator brother; Kevin Bacon, Corey Stoll, David Harbour and Adam Scott as G-men; and Rory Cochrane, Jesse Plemons, Peter Sarsgaard and W. Earl Brown as murderous crooks (the sidelined women include Dakota Johnson and Julianne Nicholson, who literally suffers at Depp's hands in his least convincing scene). The modern gangster milieu means wall-to-wall profanity, bursts of bloody violence and a this-is-how-it-went-down montage. The film succeeds in its narrative function but works a little too hard to make sure we're scared of Bulger, whose actions spoke for themselves.

Rated R for brutal violence, language throughout, some sexual references and brief drug use. Two hours, 2 minutes.

— Peter Canavese



MOVIE REVIEWS

STEVE JOBS: THE MAN IN THE MACHINE ★★ 1/2

Prolific documentarian Alex Gibney has turned his skeptical, withering gaze on Steve Jobs, Apple's co-founder (and erstwhile chairman and CEO), resulting in "Steve Jobs: The Man in the Machine." The film devotes most of its running time to exploring Jobs' ruthlessness in his professional and personal lives, his demons and his sins. Gibney uses his own narration, expertly culled vintage footage and incisive interviews with various of Jobs' intimates to create a kind of a cinematic essay, investi-

gating why strangers so felt the 2011 loss of Jobs, what his machines mean to us, and how to reconcile the man's contradictions. These are good questions, but the film feels less than even-handed in name-checking Jobs as a "genius" without spending any time meaningfully exploring his personal contributions to the products so many of us, in Gibney's word, "love." *Not MPAA rated. Two hours, 8 minutes.* — P.C.

GRANDMA ★★★

Paul Weitz's "Grandma" is a tailor-made vehicle for Lily Tomlin, who plays feminist poet and professor Elle Reid, now stewing in depression and anger. Haunted by memories of her longtime companion, Elle ruefully dumps her decades-younger girlfriend (Judy Greer) at the film's outset. When Elle's granddaughter, Sage (Julia Garner), arrives to beg a loan to pay for

an abortion, die-hard feminist grandma quickly agrees to help. Strapped financially herself, Elle has to revisit her past to find the money. The ensuing road trip lines up an impressive series of guest stars, including a mystery man (Sam Elliott) and Sage's mother, Judy (Marcia Gay Harden). The early scenes work to establish Elle's cranky bona fides, but once she's going toe-to-toe with Elliott and the always-on-fire Harden, we get the deeply felt, nuanced performances promised by the nascent Oscar buzz. *Rated R for language and some sexual references. One hour, 44 minutes.* — P.C.

MOVIE CRITICS

S.T. - Susan Tavernetti, P.C. - Peter Canavese, T.H. - Tyler Hanley

MOVIE TIMES

A Walk in the Woods (R) ★★

Aquarius Theatre: 2:30, 5, 7:30 & 9:55 p.m.

Century 20: 12:05, 3:35, 6:40 & 9:55 p.m.

Ant-Man (PG-13) ★★★

Century 16: 10:30 a.m., 1:30, 4:30, 7:25 & 10:35 p.m.

Century 20: 11:15 a.m., 2, 4:45 & 7:55 p.m.

Black Mass (R) ★★1/2

Century 16: 9:30 & 11:05 a.m., 12:45, 2:20, 4, 5:30, 7:15, 8, 8:55 & 10:30 p.m., Fri & Sat 12:01 a.m.

Century 20: 11:05 a.m., 12:35, 2, 3:30, 4:55, 6:30, 7:50, 9:30 & 10:45 p.m.

Captive (PG-13)

Century 20: 11:40 a.m., 2:10, 4:40, 7:10 & 9:40 p.m.

The End of the Tour (R) ★★★1/2

Palo Alto Square: 4:15 p.m., Fri & Sat 9:45 p.m.

The Gift (R)

Century 16: 9 & 11:50 a.m., 2:35, 5:15, 7:55 & 10:45 p.m.

Century 20: 11:45 a.m., 5 & 10:20 p.m.

Grandma (R) ★★★

Century 20: 11 a.m., 1:10, 3:20, 5:35, 7:45 & 10 p.m.

Guild Theatre: 12:15, 2:30, 4:45, 7:10 & 9:30 p.m.

Inside Out (PG) ★★★1/2

Century 20: 11:25 a.m., 1:55, 4:30, 7:05 & 9:45 p.m.

Jimmy's Hall (PG-13)

Palo Alto Square: 1:30 & 7 p.m.

Katti Batti (Not Rated)

Century 16: 11:30 a.m., 3, 6:45 & 10:30 p.m., Fri & Sat 11:45 p.m.

Learning to Drive (R)

Century 16: 9:25 & 11:50 a.m., 2:25, 5:10, 7:45 & 10:10 p.m.

The Man from U.N.C.L.E. (PG-13) ★★1/2

Century 16: 9:55 a.m., 1, 4:10, 7:05 & 10 p.m.

Century 20: 11:20 a.m., 2:15, 5:05, 8 & 10:45 p.m.

Maze Runner: The Scorch Trials (PG-13)

Century 16: 9, 10 & 11 a.m., 12:20, 1:20, 2:20, 3:40, 4:40, 5:40, 7, 9 & 10:20 p.m., Fri & Sat 11:10 p.m. & 12:01 a.m.

Century 20: 10:55 a.m., noon, 2, 3:05, 5:10, 6:15, 8:20 & 9:25 p.m. In X-D at 1, 4:10, 7:20 & 10:30 p.m. In D-BOX at 10:55 a.m., noon, 2, 3:05, 5:10, 6:15, 8:20 & 9:25 p.m.

Meru (R)

Palo Alto Square: 1, 3:15, 5:30 & 7:45 p.m., Fri & Sat 10 p.m.

Mission Impossible: Rogue Nation (PG-13) ★★1/2

Century 16: 9 a.m., 12:15, 2:10, 3:30, 5:15, 7, 8:40 & 10:15 p.m., Fri & Sat 12:01 a.m.

Century 20: 12:55, 4, 7:15 & 10:25 p.m.

No Escape (R)

Century 20: 2:25 & 7:35 p.m.

The Perfect Guy (PG-13)

Century 16: 9:15 & 11:45 a.m., 2:15, 4:50, 7:35 & 10:05 p.m.

Century 20: 11:50 a.m., 2:20, 4:50, 7:30 & 10:10 p.m.

Psycho (1960) (R)

Century 16: Sun 2 p.m. Century 20: Sun 2 & 7 p.m.

Shaun the Sheep Movie (PG)

Century 16: 4:55 & 7:15 p.m., Fri & Sat 9:20 a.m., noon & 2:30 p.m., Sun 9 & 11:40 a.m.

Steve Jobs: The Man in the Machine (R) ★★1/2

Aquarius Theatre: 1:15, 4:10, 7:10 & 10:10 p.m.

Straight Outta Compton (R)

Century 16: 9 a.m., 12:25, 3:55, 7:20 & 10:40 p.m.

Century 20: 12:20, 3:40, 7 & 10:15 p.m.

Trainwreck (R)

Century 20: 10:50 a.m. & 10:40 p.m., Fri & Sat 1:40, 4:35 & 7:45 p.m., Sun 4:05 p.m.

The Transporter Refueled (PG-13)

Century 16: 9:30 p.m. Century 20: 10:40 p.m.

Un Gallo Con Muchos Huevos (Not Rated)

Century 16: 9:05 & 11:40 a.m.

Century 20: 12:10, 2:45, 5:20, 8:05 & 10:35 p.m.

The Visit (PG-13)

Century 16: 9:35 a.m., 12:10, 2:40, 5:10, 7:50 & 10:25 p.m.

Century 20: 11:30 a.m., 12:45, 3:15, 5:45, 8:15 & 10:45 p.m., Fri & Sat 1:50, 4:25, 7 & 9:35 p.m., Sun 1:40, 4:35, 7:10 & 9:45 p.m.

War Room (PG)

Century 20: 12:30, 3:50, 6:50 & 9:50 p.m.

AQUARIUS: 430 Emerson St., Palo Alto (266-9260)

CENTURY CINEMA 16: 1500 N. Shoreline Blvd., Mountain View (800-326-3264)

CENTURY 20 DOWNTOWN: 825 Middlefield Road, Redwood City (800-326-3264)

CINEARTS AT PALO ALTO SQUARE: 3000 El Camino Real, Palo Alto (493-3456)

STANFORD THEATRE: 221 University Ave., Palo Alto (324-3700)

For show times, plot synopses and more information about any films playing at the Aquarius, visit www.LandmarkTheatres.com

★ Skip it
★★ Some redeeming qualities
★★★ A good bet
★★★★ Outstanding

For show times, plot synopses, trailers and more movie info, visit www.mv-voice.com and click on movies.



GoingsOn

MOUNTAIN VIEW VOICE

ART GALLERIES

‘Favorite Places and New Beginnings’ In the show “Favorite Places and New Beginnings,” Nancy Wulff shares new watercolor paintings that provide impressions of the beauty and essence of their subjects. Sept. 1-27, Tuesday-Saturday, 11 a.m.-5 p.m.; Sunday, noon-4 p.m. Free. Gallery 9, 143 Main St., Los Altos. Call 408-255-0752. gallery9losaltos.com

BENEFITS/FUNDRAISERS

Fancy Nancy Tea Party At this event benefiting the Lucile Packard Children’s Hospital Stanford, Robin Preiss Glasser, “Fancy Nancy” illustrator, will share stories and sign purchased books. There will also be a photo booth, souvenirs, face painting and tea. Sept. 19, 10:30 a.m.-noon. \$22.50. Christ Episcopal Church, 1040 Border Road, Los Altos. Call 650-967-4384. paloaltoauxiliary.com

CLASSES/WORKSHOPS

Drop-In Bike Clinic Professional bike mechanic Ryan Murphy will visit the Mountain View Public Library to assist community members with bicycle repairs at the Dero Fixit Station. Things he can help with include changing tires, adjusting shifting and brakes, and identifying mysterious noises. Sept. 19, 11 a.m.-12:30 p.m. Free. Mountain View Public Library, 585 Franklin St., Mountain View. Call 650-526-7020. goo.gl/vixFIC

Landscape Designs and Hydrozones This Bay Area Water Supply and Conservation Agency class will focus on the selection, placement in a landscape, and care of California native and low-water-use plants. Registration is required. Sept. 24, 6-8:30 p.m. Free. Mountain View Public Library, 585 Franklin St., Mountain View. Call 650-349-3000. www.bawasca.org/classes

Paper Crane Folding This craft workshop will teach students ages 13 and up how to use origami to make cranes, which symbolize peace and good luck. Participants will take home a crane mobile. Beginners are welcome, and supplies will be provided. Sept. 19, 1-2:30 p.m. Free. Mountain View Public Library, 585 Franklin St., Mountain View. Call 650-903-6877. goo.gl/zBjefl

Seed Saving Demo & Mini-Workshop Patricia Larenas will offer a hands-on demonstration and mini-workshop teaching community members how to harvest, clean and save seeds. The presentation will also inform attendees about the Mountain View Seed Library. Sept. 21, 1-2 p.m. Free. Mountain View Public Library, 585 Franklin St., Mountain View. Call 650-903-6882. goo.gl/nj98PB

Writer Workshop BookBuyers will welcome writers to its Mountain View store to share their work and get feedback from fellow practitioners of the craft. Sept. 22, 7:30-9:30 p.m. Free. BookBuyers, 317 Castro St., Mountain View. Call 650-968-7323. bookbuyers.com/event/writer-workshop-2/

CLUBS/MEETINGS

Writing Lunch BookBuyers will welcome writers with all levels of experience to spend lunch focusing on their craft in the Mountain View bookstore. Lunch is not provided. Mondays, Sept. 6-27, 11:30 a.m.-1 p.m. Free. BookBuyers, 317 Castro St., Mountain View. Call 650-968-7323. bookbuyers.com

Writing Meetup This weekly event at BookBuyers will bring together fellow writers to share their work and get feedback. Thursdays, Sept. 3-24, 5:30-7 p.m. Free. BookBuyers, 317 Castro St., Mountain View. Call 650-968-7323. bookbuyers.com

COMMUNITY EVENTS

Game Night BookBuyers in Mountain View invites community members to the store for a night of games. Attendees are encouraged to bring their favorite board game. Sept. 21, 7-9 p.m. Free. BookBuyers, 317 Castro St., Mountain View. Call 650-968-7323. bookbuyers.com/event/game-night-7/

Garage sale in Mountain View This garage sale will have a variety of items available both in the yard and house. Offerings include furniture, antiques, tools, clothing, garden equipment, a lawnmower, jewelry, housewares and more. Sept. 19, 9 a.m.-5 p.m. Prices vary. Private residence, 781 Palo Alto Ave., Mountain View.

Meet the Superintendent At this public event, community members will be able to meet and chat with the new superintendent of the Mountain View Whisman School District, Dr. Ayindé Rudolph. Sept. 24, 6:30-8 p.m. Free. Panera Bread, 1035 El Monte Ave., Mountain View. Call 650-526-3500. www.mvwsd.org

Yappy Hour Community members can bring their dogs and friends to a dog park meetup, where they will receive a VIP doggie bag and a chance to win a BarkBox subscription. There will also be free toys, treats and pet photos. Sept. 24, 5-7:30 p.m. Free. Village Green Dog Park, 535 San Antonio Road, Mountain View. Call 650-691-7314.

CONCERTS

‘Movie Music Masterpieces’ The 65-piece California Pops Orchestra will offer a concert called “Movie Music Masterpieces,” featuring film scores from “Ben Hur,” James Michener’s “Hawaii,” “Dr. Zhivago,” “Harry Potter,” “Hook,” “The Lord of the Rings,” “Ghostbusters” and “Rocky Horror Picture Show.” The performance will be led and emceed by maestro Kim Venas. Free parking is available in lots 5 and 6 only. Sept. 20, 3-5 p.m. \$48 premium; \$40 regular; \$20 youth. Foothill College, Smithwick Theatre, 12345 El Monte Road, Los Altos Hills. Call 650-856-8432. www.calpops.org/cposhows.html

Cascada de Flores For this CSMA Family Concert, Cascada de Flores will perform “The Tree and the Donkey Who Loved to Sing” (aka “El Abuelo”), an interactive bilingual show bringing together Mexican, Spanish and Caribbean traditions. The doors will open at 1:30 p.m. Seating is on a first-come-first-served basis and is limited to 200. Sept. 20, 2-3 p.m. Free. Community School of Music and Arts, Tateuchi Hall, 230 San Antonio Circle, Mountain View. Call 650-917-6800. www.arts4all.org/attend/concerts.htm

DANCE

‘Dance Series One’ Smuin Ballet will kick off its 22nd season with “Dance Series One,” a show including new works by Choreographer-in-Residence Amy Seiwert and Smuin dancer Ben Needham-Wood, as well as Ma Cong’s “French Twist” and Michael Smuin’s “Bouquet.” Sept. 24 and 25, 8 p.m.; Sept. 26, 2 and 8 p.m.; Sept. 27, 2 p.m. \$51-\$68. Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. www.smuinballet.org

ENVIRONMENT

Pruning working with Mountain View Trees In collaboration with the City of Mountain View, Ray Morneau, an ISA-certified arborist from Mountain View Trees, will lead a hands-on workshop on structural pruning. Meeting in front of the senior center, participants will work on walnut trees there and at the day care center on Escuela Avenue. Sept. 19, 10 a.m.-noon. Free (\$10-\$15 donation appreciated). Mountain View Senior Center, 266 Escuela Ave., Mountain View. Call 415-412-1127. www.mountainviewtrees.org

Silicon Valley Action for Climate Justice At this Peninsula Peace and Justice Center event, local climate-protection activists will discuss the Pope’s address to the U.S. Congress. There will also be live reports from activists in Washington, D.C. Community members are invited to bring questions and ideas for change. The venue is wheelchair accessible. Sept. 24, noon-1 p.m. Free. Midpeninsula Community Media Center, 900 San Antonio Road, Palo Alto. Call 650-326-8837. www.peaceandjustice.org/climate-justice/

EXHIBITS

‘Metaphors and Memories’ The Community School of Music and Arts’ Mohr

Gallery has on display an exhibition of collage and sculpture by Lisa Ramirez and Marianne Lettieri called “Metaphors and Memories.” Aug. 14-Sept. 27, Monday-Friday, 9 a.m.-7 p.m.; Saturday, 9 a.m.-3 p.m. Free. Community School of Music and Arts, Mohr Gallery, 230 San Antonio Circle, Mountain View. www.arts4all.org/attend/mohrgallery.htm

FAMILY AND KIDS

Author Marissa Moss on ‘Amelia’s Middle-School Graduation Yearbook’ Children’s author Marissa Moss will present the conclusion to her Amelia series, “Amelia’s Middle-School Graduation Yearbook.” The free event is best suited for ages 8 and up. RVSP by email (info@lindentreebooks.com) is appreciated. Sept. 19, 2-3:30 p.m. Free. Linden Tree Books, 265 State St., Los Altos. Call 650-949-3390. www.lindentreebooks.com/events-2/linden-tree-events/

Children’s Story Time BookBuyers will welcome to the store a local preschool teacher, who will lead children in a fun exploration of literature. Children must be accompanied by an adult. Sept. 19, 11:30 a.m.-12:30 p.m. Free. BookBuyers, 317 Castro St., Mountain View. Call 650-968-7323. bookbuyers.com

SheHeroes Day This event at Linden Tree Books will acquaint community members with SheHeroes, an organization that empowers girls ages 8 to 14 to dream, explore their interests and pursue careers in any field. Speakers will include Carol Reiley, Ph.D., who works in surgical robotics; Julia Khan, founder of the Club for Gender Equality at Los Alto High School; and Elle Koss, Ph.D., a leadership development educator. Sept. 20, 3-5 p.m. Free. Linden Tree Books, 265 State St., Los Altos. Call 650-949-3390. www.lindentreebooks.com/events-2/linden-tree-events/

Train Days at Los Altos History Museum A community favorite, this two-day event will return to share the joys of model railroading. Visitors will see elaborate layouts, intricate scenery, and engines and theme cars with steam, lights and sound. Sept. 19 and 20, 10 a.m.-4 p.m. \$5 person. Los Altos History Museum, 51 S. San Antonio Road, Los Altos. www.losaltoshistory.org

HEALTH

‘Sleep and Menopause’ Dr. Tony Masri, medical director of the El Camino Hospital Sleep Disorders Program, will discuss how menopause can affect sleep patterns, the latest advances in sleep health and immediate steps that can be taken to improve sleep. Registration is required. Sept. 23, 12:30-1:30 p.m. Free. El Camino Hospital, Mountain View Campus, Conference Room G, 2500 Grant Road, Mountain View. www.elcaminohospital.org/stay-healthy/classes-and-events

Postpartum Wellness Class Conducted by a licensed physical therapist and certified pelvic floor specialist, this class will teach abdominal exercises to strengthen students’ cores and provide training in proper posture and body mechanics. Sept. 24, 1-2 p.m. Free. El Camino Hospital, 2400 Grant Road, Mountain View. Call 650-940-7285. www.elcaminohospital.org/stay-healthy/classes-and-events

Yoga Hike at Hidden Villa Patricia Joy Becker will hold two Yoga Hikes on Hidden Villa trails, through which participants can get the cardio benefits of hiking and the strengthening of yoga while enjoying a social, group workout. Sept. 20 and 26, 9:30 a.m.-2 p.m. \$55. Hidden Villa, 26870 Moody Road, Los Altos Hills. Call 650-665-0309. www.hiddenvilla.org

FOOD AND DRINK

Brew Your Own Kombucha These courses offered by Anne Marie Bonneau will cover the benefits of kombucha, the necessary equipment, and successful and safe conditions. Students can taste samples of kombucha and other fermented foods made by the instructor, and they will take home a jar of kombucha and a symbiotic colony of bacteria and yeast (SCOBY). Sept. 23, 6-8 p.m.; Sept. 26, 10 a.m.-noon. \$75. Private home, address provided upon registration, Mountain

View. Call 650-450-8205. zerowastechef.com/register

Sourdough Bread Boot Camp Anne Marie Bonneau will teach students how to bake sourdough bread using wild yeast, covering each step from feeding a starter to baking the loaves. Students will taste a finished loaf and take home a formed one to bake at home. Participants should bring a bowl and towel for transporting the loaf. Sept. 19, 10 a.m.-2 p.m. \$150. Private home, address provided upon registration, Mountain View. Call 650-450-8205. zerowastechef.com/register

LIVE MUSIC

Beyond Wonderland festival This two-day “Alice in Wonderland”-themed electronic dance music festival will include multiple stages, a variety of performers and colorful, lighted art to explore. The full lineup can be found on the website. Sept. 26, 1-11 p.m.; Sept. 27, 1-10 p.m. \$199 two days, \$115 one day general (plus fees); VIP tickets available. Shoreline Amphitheatre and Grounds, 1 Amphitheatre Parkway, Mountain View. bayarea.beyondwonderland.com

ON STAGE

‘Wrestling Jerusalem’ Featuring a solo performance by Aaron Davidman, “Wrestling Jerusalem: A Play” will follow one man’s journey to understand the Israeli-Palestinian conflict and grapple with issues of identity, history and social justice. Sept. 20, 8-10 p.m. \$25 member, J-pass holder; \$30 general. Schultz Cultural Arts Hall, 3921 Fabian Way, Palo Alto. Call 650-223-8649. www.paloaltojcc.org

Storytelling Program for Adults & Teens Nationally-known storyteller Erica Lann-Clark and the dynamic duo of Tom and Sandy Farley will offer a program of stories in the oral tradition. Sept. 24, 7-8 p.m. Free. Los Altos Library, 13 S. San Antonio Road, Los Altos. storyfriends.org

RELIGION/SPIRITUALITY

Insight Meditation South Bay Shaila Catherine and guest teachers will lead weekly Insight Meditation sittings, which are accompanied by talks on Buddhist teachings. Tuesdays, Jan. 6-Dec. 29, 7:30-9 p.m. Donations accepted. St. Timothy’s Episcopal Church, Edwards Hall, 2094 Grant Road, Mountain View. Call 650-857-0904. www.imsb.org

SENIORS

Introduction to Sourcewise This presentation will provide information about Sourcewise, a nonprofit organization that aims to provide adults and caregivers with tools and services they need to effectively navigate their health and life options. Sept. 22, 1 p.m. Free. Mountain View Senior Center, 266 Escuela Ave.,

■ HIGHLIGHT WILD CAT ADVENTURE

The children’s educational program Wild Cat Adventure will feature five live wild cats from around the world. Information about each species will be shared with the audience. Cats that may appear include the cheetah, black leopard, ocelot, fishing cat and Geoffroy’s cat. Sept. 20, 2-3 p.m. \$5 for children under age 12; \$10 adult. Hillview Community Center, 97 Hillview Ave., Los Altos. Call 707-874-3176. www.wildcatfund.org

Mountain View. Call 650-903-6330. www.mountainview.gov/seniors

Trauma and Seniors workshop Emergency medical technicians from Rural/Metro Ambulance will share with seniors tips on how to reduce their risk of accidents while maintaining an active lifestyle. Sept. 24, 1-2 p.m. Free. Mountain View Senior Center, 266 Escuela Ave., Mountain View. Call 650-903-6330. www.mountainview.gov/library

SPORTS

Mountain View Tennis Club Doubles Clinic The Mountain View Tennis Club will hold a clinic entitled “Secrets to Doubles Tennis,” open to community members of all levels of ability. Breakfast and lunch will be provided. Visit the website for more info. Sept. 19, 8:30 a.m.-noon. \$15 member; \$20 nonmember. Rengstorff Park, 201 S. Rengstorff Ave., Mountain View. www.mvtnet

LECTURES & TALKS

‘The Distribution and Ecology of Vernal Pools’ At this California Native Plant Society event, Carol Witham — editor of Ecology, Conservation, and Management of Vernal Pool Ecosystems — will discuss the unique features and flora and fauna of these habitats. Sept. 18, 7:30-9 p.m. Free. Los Altos Library, Program Room, 13 S. San Antonio Road, Los Altos. www.cnps-scv.org

‘Trends in Aviation’ Michael Fletcher from the NASA Ames Research Center will explore various trends and technologies shaping the future of commercial aviation, including supersonic transports, unmanned aircraft systems, advancements in airplane noise reduction and more. Sept. 22, 6:30-7:30 p.m. Free. Mountain View Public Library, 585 Franklin St., Mountain View. Call 650-903-6882. goo.gl/7MO4OW

Author Jane McGonigal on ‘SuperBetter’ Author Jane McGonigal will speak in conversation with Laura Sydell from NPR about how the power of games can be harnessed to improve lives. Online registration is requested. Sept. 22, 7-8:30 p.m. Free. Computer History Museum, 1401 N. Shoreline Blvd., Mountain View. www.computerhistory.org/events

Cynthia Breazeal and Eric Horvitz on artificial intelligence Cynthia Breazeal, an associate professor at MIT and founder of chief robotics firm Jibo, and Eric Horvitz, managing director of Microsoft Research, will discuss artificial intelligence with Rory-Cellan Jones, a technology correspondent from BBC. The event will be produced in partnership with BBC World Service. Online registration is requested. Sept. 24, 7-9 p.m. Free. Computer History Museum, 1401 N. Shoreline Blvd., Mountain View. www.computerhistory.org/events

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Bulletin Board

115 Announcements

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210 Garage/Estate Sales

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Palo Alto, 50 Embarcadero, Sept. 19, 9-3

Palo Alto, Garage Sale: 890 Escondido Road (escondido Elementary School), September 19, 8 am - 1 pm

RWC: 1228 Douglas Ave. Fri. 9/18, 11am-2pm; Sat. 9/19, 9am-1pm
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Hewlett-Packard Company is accepting resumes for the position of **Senior Technology Strategist** in Palo Alto, CA (Ref. #HPPALOHTL1). Identify high-impact, long-term business strategies at the corporate, business, and/or regional level. Mail resume to Hewlett-Packard Company, c/o Andrew Bergoigne, 11445 Compaq Center Drive W, Houston, TX 77070. Resume must include Ref. #, full name, email address and mailing address. No phone calls. Must be legally authorized to work in U.S. without sponsorship. EOE.

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Public Notices

995 Fictitious Name Statement

CROSSOVER HEALTH VISION CENTER AT MOUNTAIN VIEW
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 608084

The following person (persons) is (are) doing business as:
Crossover Health Vision Center at Mountain View, located at 1080 A La Avenida, Mountain View, CA 94043, Santa Clara County.

This business is owned by: A Corporation.
The name and residence address of the owner(s)/registrant(s) is(are):
VSP RETAIL, INC.
3333 Quality Drive
Rancho Cordova, CA 95670
Registrant/Owner began transacting business under the fictitious business name(s) listed above on N/A.
This statement was filed with the County Clerk-Recorder of Santa Clara County on August 14, 2015. (MVV Aug. 28, Sept. 4, 11, 18, 2015)

SAND HILL CUSTOM BUILDERS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 607934
The following person (persons) is (are) doing business as:
Sand Hill Custom Builders, located at 1131 Judson Drive, Mountain View, CA 94040, Santa Clara County.
This business is owned by: A Corporation.
The name and residence address of the owner(s)/registrant(s) is(are):
DMLCON, INC.
1131 Judson Drive
Mountain View, CA 94040
Registrant/Owner began transacting business under the fictitious business name(s) listed above on N/A.
This statement was filed with the County Clerk-Recorder of Santa Clara County on August 11, 2015. (MVV Aug. 28, Sept. 4, 11, 18, 2015)

PONCAT
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 608097
The following person (persons) is (are) doing business as:
Poncat, located at 979 Pinto Palm Terrace Apt. 28, Sunnyvale, CA 94087, Santa Clara County.

This business is owned by: An Individual.
The name and residence address of the owner(s)/registrant(s) is(are):
YAT SAN KAN
979 Pinto Palm Ter., Apt. 28
Sunnyvale, CA 94087
Registrant/Owner began transacting business under the fictitious business name(s) listed above on 2/18/2015.
This statement was filed with the County Clerk-Recorder of Santa Clara County on August 17, 2015. (MVV Aug. 28, Sept. 4, 11, 18, 2015)

CHILLY & MUNCH
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 608426
The following person (persons) is (are) doing business as:
Chilly & Munch, located at 2101 Showers Drive, Mountain View, CA 94040, Santa Clara County.

This business is owned by: An Individual.
The name and residence address of the owner(s)/registrant(s) is(are):
GARRON MA
313 Wildflower Park Lane
Mountain View, CA 94043
Registrant/Owner began transacting business under the fictitious business name(s) listed above on N/A.
This statement was filed with the County Clerk-Recorder of Santa Clara County on August 25, 2015. (MVV Aug. 28, Sept. 4, 11, 18, 2015)

MENLO CHURCH MOUNTAIN VIEW
MENLO.CHURCH MOUNTAIN VIEW
MENLO MOUNTAIN VIEW
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 608737
The following person (persons) is (are) doing business as:
1.) Menlo Church Mountain View,
2.) Menlo.Church Mountain View, 3.) Menlo Mountain View, located at 1667 Miramonte Ave., Mountain View, CA 94040, Santa Clara County.
This business is owned by: A Corporation.
The name and residence address of the owner(s)/registrant(s) is(are):
MENLO PARK PRESBYTERIAN CHURCH
950 Santa Cruz Ave.
Menlo Park, CA 94025

Registrant/Owner began transacting business under the fictitious business name(s) listed above on August 10, 2015.
This statement was filed with the County Clerk-Recorder of Santa Clara County on September 2, 2015. (MVV Sept. 11, 18, 25, Oct. 2, 2015)

DBiek Consulting
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 609107
The following person (persons) is (are) doing business as:
DBiek Consulting, located at 1765 Walnut Dr., Mountain View, CA 94040, Santa Clara County.

This business is owned by: An Individual.
The name and residence address of the owner(s)/registrant(s) is(are):
DONALD BIEK
1765 Walnut Dr.
Mountain View, CA 94040
Registrant/Owner began transacting business under the fictitious business name(s) listed above on September 11, 2015.
This statement was filed with the County Clerk-Recorder of Santa Clara County on September 11, 2015. (MVV Sept. 18, 25, Oct. 2, 9, 2015)

ALOHA BORN CAREGIVERS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 609085
The following person (persons) is (are) doing business as:
Aloha Born Caregivers, located at 1902 Rock St., #F, Mountain View, CA 94043, Santa Clara County.
This business is owned by: A Limited Liability Company.
The name and residence address of the owner(s)/registrant(s) is(are):
AKAHAI INTENGRITY LLC
1902 Rock St., #F
Mountain View, CA 94043
Registrant/Owner began transacting business under the fictitious business name(s) listed above on 9/5/15.
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■ REALESTATE MATTERS

2015's mid-year property market recap

By Xin Jiang

Time flies. Not long ago, most of property market participants anticipated yet another strong year. Half of 2015 has passed, and there have been some interesting developments and a few surprises.

First of all, based on both the number of listings and closed transactions, an overall strong 2014 has not been able to lift market activities so far this year. Palo Alto has experienced a 4 percent decline in the number of listings during the first six months this year, compared with the same period



in 2014, and a rather significant 17 percent decline in the number of closed transactions. Menlo Park market activities have slowed down even further, with both measures declining double digits. In Cupertino, Los Altos, Mountain View and Sunnyvale, while the number of listings has increased by single digits, the number of closed transactions failed to reach the level of 2014.

Secondly, median home prices have increased by double digits in Palo Alto and all neighboring cities. In particular, Mountain View and Sunnyvale had median home price below \$1 million a year ago, have had significant jumps of 37 percent and 31 percent, respectively. Buyers who could not find their desired homes and/or were priced out of Palo Alto have been driving the demand in Mountain

View and Sunnyvale.

The moderate 15 percent increase in Palo Alto median home price so far this year, however, doesn't necessarily indicate price increase has slowed. Looking behind the numbers, homes

Buyers who could not find their desired homes and/or were priced out of Palo Alto have been driving the demand in Mountain View and Sunnyvale.

sold this year are smaller in both living area and lot size compared with those sold in 2014. For instance, average lot size of sold properties in Old Palo Alto is 7,000 square feet this year versus 10,000 square feet in the previous year. From firsthand experience, cash-rich buyers who target north Palo Alto are willing to compromise on the condition of the house, but want a big lot size that offers potential. In a way, it was lack of that specific supply that limited the home price increase in Palo Alto.

Another market benchmark worth noting is sale price per square foot of living area. Palo Alto has reached an average of \$1,395, and Mountain View approached \$1,000 for the first time in history at \$918. While most cities have consistent

increases in both per-square-foot price and median home price, the increase in Mountain View and Sunnyvale of median home price is noticeably higher than the increase in per-square-foot price. A likely explanation is that initial-Palo Alto buyers who end up purchasing in Mountain View or Sunnyvale demanded relatively higher-end houses in those areas.

Overall, market activities have been slowing, especially since the start of summer. However, summer is the most active season for international buyers. Coupled with increasing uncertainties in the global economy, potential sellers have few reasons to wait on listing their home.

Xin Jiang is a Realtor with Alain Pinel Realtors in Palo Alto. She can be reached at xjiang@apr.com.

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1 Portola Green Circle, Portola Valley Offered at \$3,488,000

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Surrender to the fairytale charm of this 4 bedroom, 4.5 bath home of 4,654 sq. ft. (per appraisal) on a lot of 18,295 sq. ft. (per appraisal). An additional 19,200 sq. ft. of exclusive-use land surrounds the grounds. A three-car garage, an expansive motor court, and verdant natural landscaping accent the distinguished Tudor-style residence. Over 40 custom stained-glass windows line the interior, which features a turret dining room with a 23-foot ceiling, a state-of-the-art home theater, and a two-story game room. Topped with an A-frame ceiling, the rustic island kitchen includes a wood-burning fireplace, stainless-steel appliances, and a breakfast nook. A rear gallery opens to the paved terrace hosting a hot tub with slate surround and an outdoor speaker system, while the master suite provides a dazzling bathroom with a steam shower and a jetted tub. Granting easy access to Interstate 280 and just moments from Roberts Market, the home is within walking distance of Woodside Priory and also nearby Ormondale Elementary (API 923) and Corte Madera School (API 937) (buyer to verify eligibility).

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This light and bright end unit townhome feels like a single family home. At approximately 1,150 square feet, there are 2 bedrooms and 2 full baths. One bedroom and full bathroom are on the main level. Bathrooms have been updated with new designer counter tops and faucets. The home has high ceilings and an open concept floor plan. There is a brand new kitchen with granite countertops, stainless steel appliances, new cabinets and breakfast bar. Laminate flooring runs throughout the entire main level while the upstairs is carpeted. The large master suite has ample storage space and includes an additional loft area that can be used as an office or nursery. There is a spacious, enclosed patio for entertaining or bbq. One car detached garage as well as one additional assigned parking space and interior laundry. Great location close to employers, shopping, dining and commuter routes. Low HOA of \$272 per month.

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1035 North California Avenue, Palo Alto Offered at \$2,488,000

Spacious and Centrally Located

Fresh, bright, and newly remodeled, this 7 bedroom, 4 bath home of 3,285 sq. ft. (per appraisal) occupies a lot of 11,785 sq. ft. (per city). The flexible interior boasts hardwood floors and updated lighting, hardware, and paint, while inviting outdoor areas include new landscaping, new fencing, and a new deck. Spacious rooms include a formal living room, a formal dining room with a fireplace, and an island kitchen with a breakfast area and a walk-in pantry. A home office and a master suite with a private entrance are on the main level, while a family room and a second master suite are upstairs. A considerable upstairs patio overlooks the large, tree-shaded lawn, and a tiled terrace adjoins the gated pool. With easy access to Route 101, this home will also place you near Greer Park and within walking distance of Edgewood Plaza Shopping Center.

For video tour & more photos, please visit:
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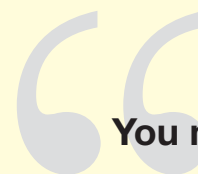
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660 Covington Rd 3 BR 2 BA Looks like Carmel, feels like Napa, in Los Altos. Gated entrance & lkl park-like grounds.
Terri Couture/Shelly Potvin
CalBRE #01090940/01236885 650.941.7040



LOS ALTOS **Sat/Sun 1 - 5** **\$2,798,000**
1560 Kensington Circle 3 BR 3 BA Quiet Cul-De-Sac Location. Los Altos Treasure. Great Room with Spectacular Cook's Kitchen.
Beatrice Waller CalBRE #00954876 650.941.7040



PALO ALTO **Sat/Sun 1:30-4:30** **\$2,789,000**
335 Everett 4 BR 2.5 BA Downtown Palo Alto w/a garage and yard! Dramatic, updated 18 year young home.
Nancy Goldcamp CalBRE #00787851 650.325.6161



MENLO PARK **\$1,828,000**
3 BR 2 BA Desirable Waverly Park neighborhood, Top rate Huff Elementary School, Large Private lot
Jeff Beltramo CalBRE #01274256 650.325.6161



PALO ALTO **Sat/Sun 1:30 - 4:30** **\$1,795,000**
223 Edlee Ave 3 BR 2 BA Delightful remodeled South Palo Alto Eichler on a tree lined St in a wonderful neighborhood
Karin Clark CalBRE #00978871 650.941.7040



MOUNTAIN VIEW **Sat/Sun 1:30 - 5** **\$1,759,000**
1190 Bruckner Circle 4 BR 3 BA Desirable Mt. View location with Los Altos Schools. Large kitchen/family room combination.
Alan Huwe CalBRE #01706555 650.941.7040



EAST PALO ALTO **Sun 1:30 - 4:30** **\$1,777,860**
2206 Lincoln St 7 BR 5 BA This spacious home has great potential to become a Tech team Think Tank home share.
Jane Jones CalBRE #01847801 650.325.6161



MENLO PARK **Sun 1:30 - 4:30** **\$1,698,000**
2131 Avy Ave 3 BR 2.5 BA www.231Avy.com Elegantly remodeled Prime Menlo Park Townhouse.
Jan Strohecker CalBRE #00620365 650.325.6161



HALF MOON BAY **Sun 1:30 - 4:30** **\$1,598,000**
200 Fairway Drive 4 BR 2.5 BA www.200FairwayDrive.com. This lovely updated traditional style home offers Resort Living.
Jan Strohecker CalBRE #00620365 650.325.6161



CUPERTINO **Sat/Sun 1:30 - 4:30** **\$1,488,000**
20426 Via Volante 3 BR 2.5 BA Remod SFR in desirable Protolino Complex; upd kit w/granite cntrs; LR w/high ceil & more.
Wendy Wu CalBRE #00922266 650.941.7040



LOS ALTOS **Sat/Sun 1:30 - 4:30** **\$1,388,000**
5100 El Camino Real #209 3 BR 2 BA Stylish contemporary condo in Los Altos with excellent schools and Location – A Must See!
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SUNNYVALE **Sat/Sun 1:30 - 4:30** **\$998,750**
570 Monterey Ter 3 BR 2.5 BA Elegant, spacious, 11-yr-new tri-level. Light, airy, open floorplan. 2-car garage.
Merrian Nevin CalBRE #01049294 650.941.7040



SUNNYVALE **Sat/Sun 1:30 - 3:30** **\$855,000**
981 Asilomar Ter #3 2 BR 2.5 BA Lots of updates! Soaring ceilings; granite kit; refinished hardwood flrs & much more!
Marli Szpaller CalBRE #01197637 650.941.7040



SANTA CLARA **Sat/Sun 12 - 5** **\$688,000**
2445 Painted Rock Drive 3 BR 1 BA Refinished hardwood flrs, new kitc cabinets & counters, new SS app & new int/ext paint.
Jordan Mott CalBRE #01959108 650.941.7040

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