

Mountain View VOICE

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MICHELLE LE

Noor Tadros, a counselor-in-training, helps children at measure ingredients for carrot muffins at Bullis Booster Camp in Los Altos on July 25.

Free camp helps fight summer brain drain

PARENT VOLUNTEERS HOST FIFTH YEAR OF BULLIS BOOSTER CAMP

By Kevin Forestieri

Dozens of Mountain View kids left lazy summer days behind, instead taking part in a fast-paced free summer camp hosted by parent volunteers at

Bullis Charter School.

The Bullis Boosters Camp, which wraps up its fifth summer camp on Friday, gives kids from low-income families a chance to experience summer camp, go on field trips to places like Google's campus and the

Los Altos History Museum, and take part in science and engineering experiments. On Tuesday morning, kids in bright orange shirts packed the tables outside the Los Altos charter

► See **SUMMER CAMP**, page 12

Rent committee pursues landlord-friendly policy

CITY'S ATTORNEYS WARN THAT DECISION ON FAIR PROFITS COULD LEAD TO LEGAL CHALLENGE

By Mark Noack

Mountain View's proposed rent control policies would be the most generous for landlords in the state, according to tenant advocates. But on Monday, the city's Rental Housing Committee decided to tilt the balance even more in favor of property owners.

In what became a theme of the July 24 meeting, the city's Rental Housing Committee repeatedly pushed for landlord-friendly changes as members designed a petition process for the city's new rent control program. Those changes led them to heavily tinker with proposed policies and jettison many recommendations made by their own hired experts.

Right at the outset of the Monday night meeting, Committee Member Tom Means announced he wanted to veer from the staff proposal. The evening's major issue was designing a so-called fair-rate-of-return standard, a formula for determining how much profit landlords are entitled to make from

rent-controlled apartments. It's a controversial topic, and the committee spent most of its last session listening to hours of heated public comments.

Means took aim at the staff's recommendation to tie this profit margin to the all-encompassing Consumer Price Index (CPI) for the region, which lumps together a wide range of market prices. He argued that it didn't make sense to connect housing profits to an index that tracks a long list of unrelated costs like energy, food and transportation.

"To use the (regular) CPI is not a great way to look at the market for landlords," he said. "We can do better and choose a different index that better reflects the market conditions."

What emerged was a technical discussion that felt like a university seminar, with Means dominating. Drawing from his background in economics, he proposed using a completely different price index specific to the rental housing market in the Bay Area, which he assured members

► See **RENT CONTROL**, page 6

Lots of blame over downtown restaurant's closure

OWNERS, LANDLORD POINT FINGERS OVER MOROCCO'S, WHICH SHUTTERED ABRUPTLY IN APRIL

By Mark Noack

Around this time last year, the owners of Morocco's restaurant took a rare step — they launched a public campaign against their landlord. Coming to the City Council, restaurant co-owner Jawad Essadki warned that his Castro Street eatery would be doomed if his landlord's plans for redeveloping the site won city approvals.

Now one year later, that dire prediction seems to have come true. Development is moving forward with the city's blessing, and Morocco's has shuttered, leaving only an eviction notice taped to its front door. Essadki doesn't mince words about what happened. He alleges his landlord pulled a dirty trick by effectively doubling his monthly rent as a way to force him to close. He and his brother shuttered their

restaurant and their juice bar Phoenix in April, making them the latest in a growing list of small businesses that have been priced out of Mountain View.

"When a landlord wants to get you out, they can just give you hell," he said. "For months now, I've been asking them for details of bills, and what they say is: 'Pay up or else.'"

His landlords say Essadki's account isn't true. Partners at

GPR Ventures, the firm that owns the Morocco's building, fiercely deny that they sought to shutter the restaurant. They allege that they lost a small fortune after Essadki reneged on debts and then skipped town after his hopes were dashed for a "big payout" to buy him out of his lease.

"Why would we want this restaurant to go out of business? That doesn't help anybody," said

Glen Yonekura, a GPR partner. "We were willing to discount their rent to try and keep them at the spot. That's the real story."

Both sides are now claiming to be the victim, saying they could take legal action for damages.

The story of what happened to Morocco's dates back to 2015, when GPR Ventures first acquired the property in what

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Voices

A R O U N D T O W N

Asked in downtown Mountain View. Photos and interviews by Nathalie Camens.

Has your perception of the media changed recently?



“A lot of people are just going to stick to whatever media they normally stick to, and they obviously all will say completely different things. Some things are just not true, and I think people are going to believe what they want to believe, regardless.”

Alana Crognale, Reno, Nevada



“I respect the media a lot more, but I also see the flaws in the media too. I feel like I come to the media’s defense a lot more than the rest of the general public does just because I was a journalist.”

Emily Hwang, Palo Alto



“It has spiraled downhill, that’s the only thing.”

Regina Ayvay, Mountain View



“I learned to question my sources, especially with all the ‘fake news’ going on. I think I learned to ... filter what I see and what I take to heart and to kind of search for the more accurate sources myself.”

Leanza Ellacer, San Jose



“It makes me think more about who the audience is for each different newspaper, each different news source, whatever, because obviously, different people are hearing different things depending on what they’ve chosen to listen to.”

Gail Welter, Belmont

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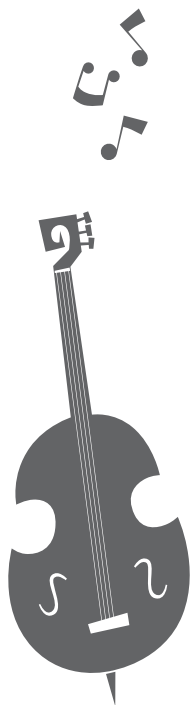
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CRIME BRIEFS

CHEESEBURGER SNATCHER

A 24-year-old transient man was arrested over the weekend after he allegedly grabbed a bag full of cheeseburgers from an In-N-Out drive-thru as the server was handing the food through the window.

The driver told police that the man, later identified as Steven Windes, had stolen his order at the In-N-Out on El Camino Real on Friday, July 21, just before midnight. Though Windes reportedly fled the area in an unknown direction, the driver was able to give police a detailed description of the suspect, according to police spokeswoman Katie Nelson.

Officers spotted Windes the next day on the 200 block of Castro Street and detained him. During the interaction with police, officers say Windes appeared to be under the influence of a controlled substance. He was arrested on robbery and drug charges.

SCREWDRIER STABBING

Police are looking for a man who allegedly stabbed a person with a screwdriver after he and the victim got into an argument over a song on the radio.

Officers received reports of a stabbing at a residence on the 1800 block of California Street at around 4:25 p.m. on Sunday. The victim, who lives at the residence, told police he had gotten into an argument with the suspect about a song on the radio when the man stabbed him in the arm with a screwdriver. The attack did not pierce the skin but left a red mark, according to police spokeswoman Katie Nelson.

The suspect then ran from the home and has not been found, Nelson said. He is described as a 25-year-old Hispanic man, roughly 5-foot-7-inches tall, with a heavy build and shoulder-length hair.

—Kevin Forestieri

POLICE LOG

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1800 block California St., 7/23
500 block W. Middlefield Rd., 7/24

AUTO BURGLARY

1900 block Latham St., 7/20
1100 block N. Rengstorff Av., 7/20
1100 block N. Rengstorff Av., 7/21
800 block California St., 7/22
1 block El Camino Real, 7/24
1000 block N. Rengstorff Av., 7/25
400 block Calderon Av., 7/25

BATTERY

200 block Del Medio Av., 7/20

1000 block El Monte Av., 7/23

COMMERCIAL BURGLARY

800 block Yuba Dr., 7/20

GRAND THEFT

2200 block Showers Dr., 7/19
1300 block Montecito Av., 7/20
500 block Showers Dr., 7/24
800 block E. El Camino Real, 7/24

RESIDENTIAL BURGLARY

1500 block W. El Camino Real, 7/19
1700 block Drew Av., 7/21

ROBBERY

1 block W. El Camino Real, 7/21

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MICHELLE LE

At Castro Elementary School, a construction worker guides a beam into place on July 25. Neighbors have complained that noisy early-morning work at the school campus violates city regulations.

Neighbors irate over school district's early-hours construction noise

By Kevin Forestieri

School construction is in full swing this summer, and there's no better example than Castro Elementary. Construction crews are moving quickly to gut and renovate existing classrooms in time for the start of school in August, while work on an entirely new campus — including a library and multi-purpose room — is underway right next door.

But for nearby residents, the aggressive work schedule may be moving a little too fast. Both

the Mountain View Whisman School District and the city of Mountain View have received complaints that construction crews are starting work in the wee hours of the morning, waking people up with a mix of banging, beeping, lurching equipment.

The early-morning construction started right as school ended and it has been a problem ever since, said nearby resident Robert Rohrbacher. He said the noise typically starts by 6 a.m., but at times the sound of saws, hammers and heavy equipment floods the air as early as 5 a.m.

He recalled one morning in June when work began sometime between 4 and 5 a.m. as construction crews prepared to pour concrete for the new campus.

It's usual for construction in the city to begin at the crack of dawn. Mountain View's city code restricts construction activity to between 7 a.m. and 6 p.m. during weekdays, which encompasses work on the construction site as well as the staging area and delivery of materials. Work on Saturday

► See **CASTRO ELEMENTARY**, page 8

Launching rent control has hefty price tag

CITY LEADERS DISMAYED AT COVERING PROGRAM'S INITIAL EXPENSES

By Mark Noack

Rent control is touted as a way to clamp down on housing expenses, but in at least one regard it's fast becoming a money pit for Mountain View. Getting the controversial program off the ground has already been budgeted to cost more than \$860,000, and city officials must grudgingly paying that sum in advance.

The costs attached to the

Measure V rent control program went under the magnifying glass in recent days as the City Council reviewed the city's final budget for the 2017-18 fiscal year. Council members made it clear that this money is a loan they would insist on seeing repaid once the program begins collecting fees.

Mountain View's new rental program is at its most labor-intensive stage. The city's new five-member Rental Housing Committee is dealing with a

series of complex and consequential decisions as it establishes the policy groundwork for citywide rent control. Given the stakes, routine committee meetings feature a panel of three attorneys and city housing staff, none of whom are working for free.

Designed to run independently of city government, the rent-control program must eventually pay for its own staffing, office

► See **EXPENSES**, page 6

El Camino plans to open new clinic in San Jose

\$3.6M FACILITY EXPANDS HOSPITAL'S PRESENCE BEYOND HEALTHCARE DISTRICT BOUNDARIES

By Kevin Forestieri

In an ongoing effort to extend its reach well beyond Mountain View and neighboring cities, El Camino Hospital is aiming to spend \$3.6 million on a new primary care clinic in west San Jose. The lease for the property was approved earlier this year behind closed doors as a strategic move to "secure a site in the proximity" of the hospital's Los Gatos campus.

The new clinic, located at 828 S. Winchester Blvd., will be modeled after Silicon Primary Care Clinic next door to El Camino Hospital's Mountain View campus. The floor plan includes 18 exam rooms and a procedure room within the 9,350-square-foot "retail building shell" currently on the property. The site is big enough to support between six and eight physicians, according to a staff report.

Although the real estate search for the clinic began last year, information on the hospital's negotiations and eventual lease agreement for the Winchester property didn't show up at a public meeting until March, when the hospital's finance committee reviewed a list of upcoming capital projects that included a vague reference to the clinic.



El Camino Hospital plans to open a new primary care clinic in San Jose.

The plans for the new clinic are separate from the hospital's \$23.4 million purchase of 16 acres of vacant land in South San Jose last year, which also flew under the radar and was discussed in closed-session meetings by the hospital's board of directors.

The clinic is one of several recent South Bay investments by the hospital that are intended to increase El Camino's profitability in what hospital officials repeatedly refer to as a challenging and competitive health care market. The hospital's 2017-18 budget includes an infusion center at the Los Gatos hospital campus, a new "Da Vinci Xi" surgical robot and a physician concierge service to help with patient scheduling and billing. The goal is to add hundreds of new surgeries at Los Gatos for next year and tack on an additional \$3 million in revenue.

The Winchester clinic is the part of the hospital's long-term strategy for growth as an organization, and serves as an opportunity to "engage" the broader Santa Clara County population through a network of physicians, said El Camino Hospital spokeswoman Jennifer Thrift. She said independent physicians, like small independent hospitals, face plenty of challenges in today's health care environment, and both benefit from a hospital-run clinic.

"If a primary care clinic patient needs additional health care services, these physicians will have access to specialists and hospital services within a network of care that streamlines access through an integrated electronic health record and physical proximity," Thrift said.

The clinic is expected to operate with six full-time physicians and have 16,000 patient visits in its first full year of operation.

Hospital staff did not answer the *Voice's* questions regarding the San Jose property lease's cost or duration.

The hospital has been criticized in recent years for pouring money into communities outside

► See **CLINIC**, page 9

RENT CONTROL

▶ Continued from page 1

would be a vast improvement over the CPI. In recent years, this rental-housing index has increased at nearly twice the rate of the regular CPI for the area, although Means pointed out that this rental index has also been comparatively lower than the CPI in past years.

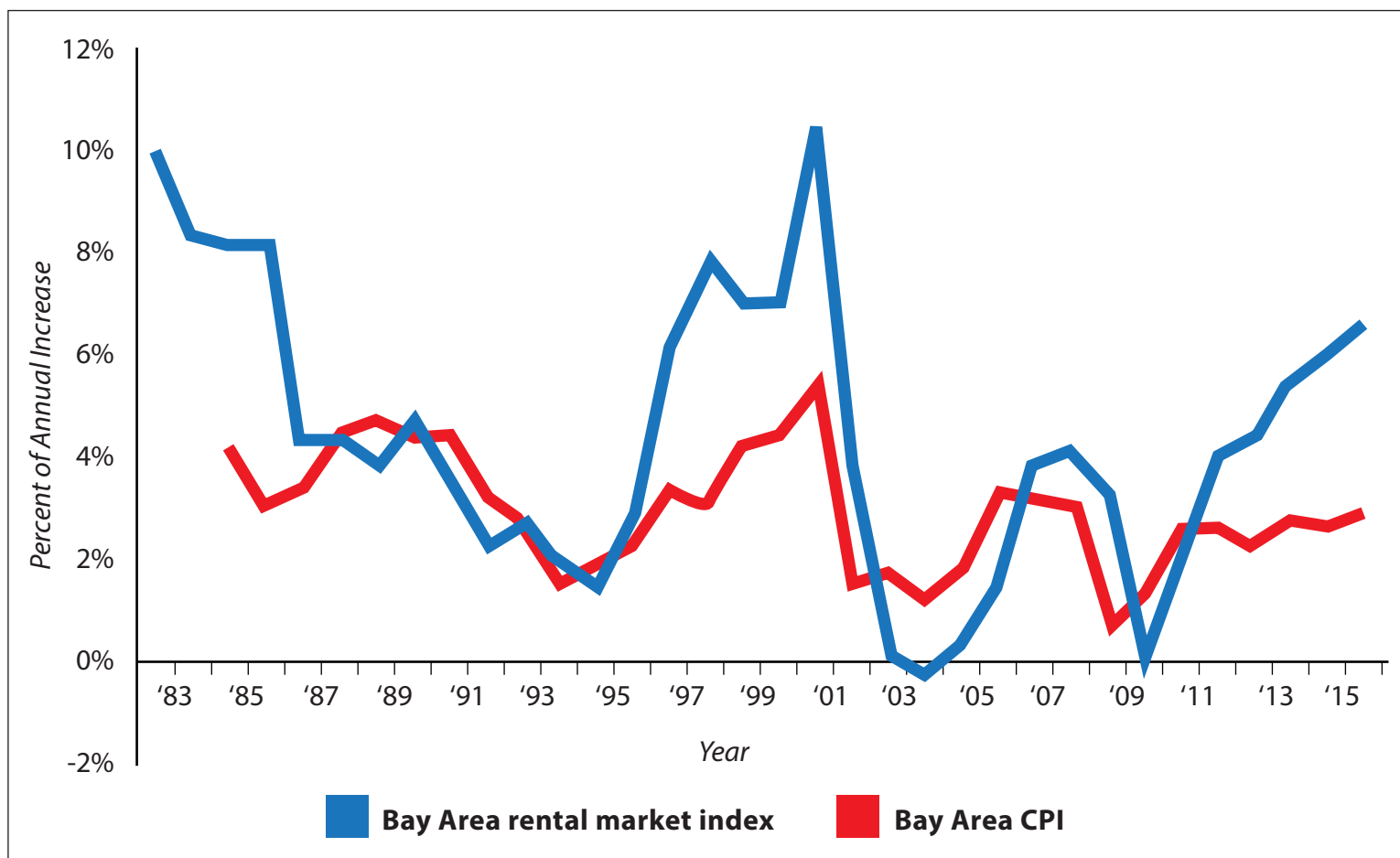
Alternatively, he proposed a second idea to basically add about 30 percent on top of the regular CPI to “reduce risk for fluctuations.” Committee member Vanessa Honey liked this idea, pointing out this extra amount would offset the expense landlords bear from higher utility costs and other expenses such as the “\$18-per-hour minimum wage” taking effect soon. (In fact, starting in January, the city’s minimum wage will rise to \$15 per hour.)

“The CPI is going to be too restrictive; We have to leave some money for landlords to pay their mortgages,” Honey said. “Otherwise they’ll lose their property and it won’t be attractive for new buyers.”

As the committee spit-balled ideas, the city-hired experts from the law firm Goldfarb & Lipman began raising some red flags. They warned that some committee members’ idea for a fair-rate-of-return standard might not seem so fair in a court of law. Basically, the committee was treading into risky territory, said attorney Eric Phillips.

“The CPI meets the legal standard for a fair rate of return — there is not a precedent for having an increase greater than that,” he said. “From a legal perspective, this could invite challenges from (outside) groups.”

The warnings didn’t stop there. Phillips also pointed out the committee could be perceived as “double-counting” certain expenses for landlords. A wide range of expenses, including utilities, can already be used by landlords through the petition process to justify higher rent increases, he said. If the Rental Housing Committee pointed to those same expenses as the reason for raising the CPI threshold even higher, then it would be



A TALE OF TWO CPIS

Mountain View’s new rent-control law strictly ties apartment rent increases to the regional Consumer Price Index. But a different index will now be used by city officials to gauge how much landlords should be earning, potentially allowing further rent increases. This measure, dubbed the Rent of Primary Residence index, is derived from Bay Area homeowners estimating how much they could charge to rent out their residences. This index has fluctuated much more than the standard CPI for the area, including some pronounced spikes during real-estate booms.

like counting them twice, he cautioned.

But Means disagreed with that warning, and he assured his colleagues that all his ideas were “on solid legal ground.”

To be clear, the new complex guidelines being discussed on Monday only affect property owners who go through the city’s petition process. Under normal circumstances, landlords in Mountain View can raise rents on eligible apartments at most by the same percentage as the annual CPI increase. For the upcoming year, that will be about 3.4 percent.

Landlords can seek permission to raise rents higher if they can prove the city’s rent limit is eating into their revenues too much. To do this, they would have to provide an itemized list of their expenses to show they were

making less than past years.

City staff proposed setting the base amount that landlords are entitled to earn on their properties at basically the same CPI level used to determine annual rent increases.

Indeed, Committee Member Evan Ortiz repeatedly reminded his colleagues that many aspects of Mountain View’s fair-return standard as proposed by staff would already be more generous to landlords than those in pretty much every other city with rent-control laws. The proposed staff policies allowed landlords to budget a 6 percent management fee and use their 2015 revenues as the base to compare future profits. He scolded his colleagues for wanting to go further with concessions for landlords.

“This is incongruent with the

“The CPI is going to be too restrictive; We have to leave some money for landlords to pay their mortgages.”

VANESSA HONEY, RENTAL HOUSING COMMITTEE MEMBER

spirit of Measure V,” he said, referring to the successful rent control measure on the November ballot. “If this compounds year over year based off something that is already increasing, then this would blow a hole in the (rent control) measure.”

As it came to a vote, committee

members were starkly divided on the issue. The committee initially voted on setting the fair rate of return at 130 percent of the CPI, but this motion was defeated in a 2-3 vote with Grunewald, Ortiz and Emily Ramos opposed.

Grunewald later signaled he was amenable to using the alternative rental-market CPI proposed by Means. That proposal was approved in a 3-2 vote with Ramos and Ortiz opposed. Following the meeting, tenant advocates blasted the RHC’s actions as a giveaway to landlords.

“The majority of RHC members seem to be focused on maximizing landlords’ profits, which is a far cry from the ‘fair rate of return’ that the law demands,” Juliet Brodie wrote in an email to the *Voice*. “We wish the RHC would spend as much time on the other values in the CSFRA.”

EXPENSES

▶ Continued from page 5

equipment and material costs. For the new fiscal year, city officials are budgeting for three new full-time office positions, including an associate planner, a clerical assistant and an analyst. The rental committee will need to eventually hire perhaps its most important staffer — a hearing officer who will adjudicate disputes between landlords and

tenants. This position is expected to be filled by a retired judge or arbitrator, who could charge as much as \$1,250 per case.

The \$860,000 being paid by the city is expected to fund the program through the end of 2017, but it is possible that other costs will also need to be covered, said City Manager Dan Rich.

“We’ll probably need to provide more until they become self-sufficient,” he warned. “It’s going to be a significant number

when this is all filled out.”

All of these costs will eventually be placed on the city’s 15,000 rent-controlled apartments through an annual fee that will likely be determined later this year. In January, rental-housing staff are expected to administer the first new fee on these apartments.

As they looked at the costs, some City Council members were clearly unhappy that the city was forced to subsidize a

voter-approved program that many of them opposed during last November’s election. Council members John McAlister and Margaret Abe-Koga pushed for a binding guarantee from the Rental Housing Committee that these costs would be repaid.

Councilwoman Pat Showalter urged restraint, saying she didn’t want to create an “adversarial relationship” with the committee.

In the end, the council struck a

balance, deciding to bring up the costs as an informational staff report for the Rental Housing Committee.

The rental committee reviewed a detailed summary of its ongoing costs at their July 24 meeting. Staff members from the city’s Housing Department gave assurances that they would monitor costs to stay within their budget.

Email Mark Noack at mnoack@mv-voice.com

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Early start boosts school district's hiring spree

MOUNTAIN VIEW WHISMAN STILL LOSING ONE-FIFTH OF ITS TEACHING STAFF EACH YEAR

By Kevin Forestieri

Last year, some classrooms went without permanent teachers for more than a month after school started. This year, Mountain View Whisman School District officials say they launched an aggressive, early search for some 45 new teachers before class begins on Aug. 14. And as of this week, it looks like the strategy is going to pay off.

The district launched its initial job search through teacher job fairs and expos starting in the winter in order to better prepare for what has turned into a routine annual loss of about 20 percent of the district's teaching staff — most of them due to resignations and retirements. Assistant Superintendent Carmen Ghysels told the *Voice* Tuesday that there are only four vacancies left, meaning that this year's hiring spree should be wrapped up in time for the start of the 2017-17 school year.

"In any school district, attracting and retaining talent is a No. 1 priority," she said. "We only have four vacancies left to hire, and of those four,

three were created by adding new classrooms at school sites."

A series of reports from Stanford's Learning Policy Institute found that there's a well-documented teacher shortage in California and across the nation, and the number of new enrollees in teacher training programs dropped by more than a third between 2009 and 2014. Two-thirds of the annual demand by school districts for new teachers is due to staff leaving for reasons unrelated to retirement, according to the studies, and two-thirds of the teachers who outright left the profession said salaries were either "extremely" or "very" important to their decision to ditch the profession.

The shortage creates fierce competition to hire teachers during the summer months and a looming concern that positions will remain unfilled on the first day of school. Last year, Mountain View Whisman School District was still on the hunt for three more teachers to fill remaining vacancies in late September, and had a long-term substitute teacher for a kindergarten class at Theuerkauf. Recruitment

extended into far-flung regions including Santa Rosa, and district staff relied on retired teachers coming back to the classroom.

The shortage creates fierce competition to hire teachers during the summer months.

Teacher retention hasn't changed much. The district had to find roughly the same number compared to previous years, according to former Assistant Superintendent Karen Robinson, who oversaw human resources and teacher hiring in past years. The big difference this year was that heavy teacher recruitment took place in spring rather than at the end of the school year and over the summer.

"The school principals also went above and beyond because we've learned, in the last few years, if we don't do this

together we are all going to be more unhappy at the beginning of the year," Robinson said.

The attrition rate remains disproportionately high compared to neighboring districts, despite significant pay raises for teachers in recent years. The Mountain View Educators Association was able to negotiate a sizable 8 percent increase in pay across the entire salary schedule for the 2016-17 school year, which was preceded by a 4 percent in the prior year and a 5 percent salary increase the year before that.

Los Altos School District

Despite concerns about a dwindling pool of teaching talent and fierce competition from other school districts, the Los Altos School District has had little trouble filling the roughly 38 positions for the year, said Erin Green, director of student and staff services. She said Los Altos, like Mountain View Whisman and other nearby school districts, have signing bonuses — a stipend for the first two years of service — for hard-to-fill jobs like special education and math teachers.

"We've had some awesome people that have come to join LASD this year," she said. "We could not be more thrilled."

The Mountain View-Los Altos High School District wrapped up its hiring spree for 25 new teachers in late February and early March, and the applicant pool was "very strong," according to Associate Superintendent Eric Goddard. The high school districts typically sees the least turnover of the three local Mountain View school districts, and its teaching staff is the most well-compensated in the state, according to statewide data on teacher salaries.

Robinson said Mountain View Whisman is open to recruiting teachers from all over the country, but she said district officials take extra steps to warn prospective teachers ahead of time about the cost of living.

"We do have people moving here, but we do tell them to do their research," she said. "(The cost of living) is not a big selling point, but we do need people to find out." ■

Email Kevin Forestieri at kforestieri@mv-voice.com

CASTRO ELEMENTARY

► Continued from page 5

has to receive city approval and has an even later start time of 8 a.m. The city takes these construction hours seriously, and has building inspectors warn construction crews that work outside of the city's designated hours, said city spokeswoman Shonda Ranson.

"(Inspectors) could even go as far as suspend their permits if they do not comply," she told the *Voice* in an email Monday.

Castro is one of several campuses undergoing big changes this year, as part of the school district's Measure G bond program. The \$198 million bond, passed in 2012, is fueling both new classroom construction and major renovations aimed at improving facilities at every single district school. This summer marks one of the most intense moments of the construction cycle, with work going on at every school except Theuerkauf.

At Castro in particular, the existing classrooms are being modernized for use by the district's Dual Immersion program — Mistral Elementary — and an entirely new campus is being built adjacent to it to

house Castro Elementary.

School officials gave every indication that the district's robust schedule would abide by the city's construction hours in order to avoid upsetting nearby residents. Principals' messages to families attending Mistral and Monta Loma elementary schools earlier this year stated that the school district would abide by the city's regulations on construction hours.

But is it mandatory? Rohrbacher said that residents who contacted city staff were told that the Mountain View has "no jurisdiction" over construction hours on school campuses. District spokeswoman Shelly Hausman, likewise, told the *Voice* that the district is exempt from the city's designated construction times, but it's a practice that Mountain View Whisman tries hard to follow. The contractor working at Castro has since been reminded to follow the city's ordinance regarding construction work hours, and she encouraged anyone who has trouble with construction noise to let district staff know about it.

"Construction is noisy and disruptive at times, and we are grateful for the community's

patience," Hausman said. "If residents have questions or concerns, we'd like to hear from them."

City staff, on the other hand, told the *Voice* on Tuesday that they contacted the project engineer at Castro regarding the complaints and reminded him that the building department enforces Mountain View's construction noise code. Any weekend or extended hours must also be requested and approved by the building department prior to scheduling the work, city staff said.

Access to Mountain View schools has been heavily restricted this summer. Outside of the Castro campus, Bubb Huff and Landels elementary schools are both fenced off for construction of new multi-purpose rooms, and portable classrooms have been added for temporary classroom space during construction that extend into the school year. Monta Loma Elementary is one step ahead, with modernized classrooms expected to be completed by next month. The play area at Stevenson Elementary was closed off to the public in late May to make room for site

work and eventual portable classrooms, and large storage containers have taken over the school's parking lot.

Construction is also underway at Crittenden Middle School to build a new track and field, and to extend the Permanente Creek Trail through the campus to Farley Street. The project began in June and is expected to be completed by the end of the year.

District staff have fought to use every valuable moment of

the summer break to the point where everyone was asked to vacate the school campuses 30 minutes after dismissal on the last day of school, June 6, to make way for construction.

"We have only 46 days this summer for construction work, resulting in a very fast and aggressive schedule to complete the projects before school starts," according to a message on the district website. ■

Email Kevin Forestieri at kforestieri@mv-voice.com



MICHELLE LE

Construction plans include 18 new classrooms for Castro Elementary school, which will share a library and multi-purpose room with Mistral Elementary. Construction is expected to continue on the new campus through the summer of 2018.

MOROCCO'S

▶ Continued from page 1

was reportedly a \$6 million deal. The full-service restaurant, which also hosted performances by belly-dancers and magicians, had been open for four years at that site.

Contacting Essadki, 35, wasn't easy — since shutting down his Mountain View eateries, he is now living in Morocco with his family.

In Essadki's version of the story, his Mountain View restaurant had to close after years of uncertainty. Early on, he said, everyone seems to have gotten along pretty well. Essadki described his rent as staying stable even as he wondered what his new landlord was planning to do. It was clear GPR Ventures wanted to rebuild the site, and representatives later presented the city with plans for a four-story mixed-use project.

Essadki and his brother were a little annoyed as GPR managers suggested they retool their restaurant image and downsize to a smaller space. But Essadki said he couldn't get details on how his restaurant fit into the larger scheme of the developer's plans. That lack of communication went on for 18 months, he said.

Essadki's brother Sham was posting video blogs on YouTube and broadcasting them to the wider public through social media. One day before his landlord's project came up for city review, he posted a video indicating that the situation was headed for a showdown.

"When is a good time to get more aggressive?" he asks in the video. "At noon today if I don't get something in writing, we'll go to the next step. There's times when you have to step up for your rights."

Deal falls flat

That's when everyone agrees the relationship between landlord and tenant turned adversarial. The Essadki brothers



VOICE FILE PHOTO

Morocco's restaurant in downtown Mountain View in June 2016.

rallied about a dozen residents to a June 2016 to publicly oppose their landlord's development. It didn't matter: the project was still approved in a 5-2 vote with many council members urging the two parties to resolve their differences. After that, Essadki says he didn't hear a peep from GPR Ventures for months.

That silence ended earlier this year when attorneys for his landlord began requesting proof of insurance. In February, the developers sent a legal letter warning Essadki they had discovered he was more than \$43,000 behind in his lease payments, which they demanded he pay at the start of March. Essadki had been paying about \$4,000 per month, but the landlords informed him his new rent had actually risen to \$8,400 per month.

It was a total surprise, Essadki said. He strongly denies he bears responsibility for falling behind in payments. He points to

repeated messages he sent to GPR Ventures dating back to 2015 asking if his rent and other costs would be increasing. The firm never answered him, he said.

"What's my fault in this? For a year and a half they never told us we weren't paying the right amount," he said. "Now they turn around and blame us for breaking the lease."

Morocco's had a lease that stretched through about 2025, capping the rent at about 30 percent under the market rate. But most of the additional sum being demanded by his landlord came from unrestricted fees dubbed "Common Area Maintenance," including insurances, property taxes and management.

GPR Ventures partners say these fees shouldn't have come as a shock to the Morocco's owners. It was a lot of money, but it was what Essadki had promised to pay according to his lease agreement, said Pat Kelley, GPR Ventures' attorney. Much of the

cost came from the significantly higher tax bill after the property sold, he said.

"This isn't some invented number — this is what was owed and what we had to pay on their behalf," Kelley said. "The best way to describe it is their restaurant was overcome by events inside the lease itself."

The property developers say they worked out a payment plan with Morocco's owners, but the deal went nowhere. By mid-March, the Essadki brothers were supposed to pay half the money, but they ended up throwing in the towel. Essadki says he couldn't get together the money

and he refused to borrow it. Sensing a closure was near, nearly all of the employees at Morocco's quit around this time.

Around the start of April, GPR Ventures sent a formal three-day eviction notice. About a week later, everyone met at the firm's San Jose office to consider ways to resolve the problem. GPR officials say they offered to reduce rent to \$6,000 a month to keep Morocco's at the location. Meanwhile the Essadki brothers offered to take a buyout in the lease.

Yonekura said the brothers initially asked for \$1.4 million, which he described as outrageous. He pegged its value at closer to \$100,000, but he pointed out the Essadkis would still have to pay back their debt. Everyone left the meeting agreeing to consider some proposals.

Within a matter of days, Morocco's and the Phoenix juice bar both abruptly shut down. Essadki said he was stressed out and lacked any staff to work in the restaurants. Plus, he says he worried about his health if he persisted in trying to make it work.

But losing Morocco's is hardly a win for the landlord. GPR Managing Principal Phil Rolla describes the unoccupied restaurant space as an ongoing loss for his firm. Trying to get a new tenant in there is unlikely since the area is slated to be redeveloped soon, he said.

The outcome is unfortunate, he said, but he doesn't see how his company is responsible.

"I don't see how we could have done this differently," Rolla said. "We didn't want to see Morocco's fail. There was no benefit in that for us." ■

CLINIC

▶ Continued from page 5

the El Camino Healthcare District, which encompasses Mountain View, Los Altos, Los Altos Hills and parts of Sunnyvale, Santa Clara and Cupertino. The hospital benefits from the taxpayer-funded health care district, which financed the hospital's original Mountain View campus and continues to provide money for capital improvements and debt service.

Hospital staff say the investment is justified because all of the money poured into new facilities outside of the district boundaries are paid for out of hospital coffers

rather than the district's budget, but critics argue both budgets are inextricably tied. A 2012 analysis of the hospital's finances found that El Camino received over \$105 million from the district over five years, which helped the hospital "generate sufficient net assets and cash balances" to buy the Los Gatos hospital campus. The hospital also has access to tax-exempt debt financing through the district and the county as a nonprofit corporation, according to the analysis.

When the hospital bought the 16 acres of land in South San Jose, the health care district's board of directors justified the purchase by arguing that expansion

beyond the district's boundaries is an essential part of staying competitive with hospitals that have no such limitations, and that serving more patients in the South Bay will eventually translate into a higher quality of service for district residents.

El Camino had previously run two outpatient dialysis centers in San Jose. But both were shuttered in 2013 and 2014 after staff found the service was losing from \$4.7 million to \$6.9 million each year — in part due to low Medicare reimbursement rates that do not cover the cost of providing the service. ■

Email Kevin Forestieri at kforestieri@mv-voice.com

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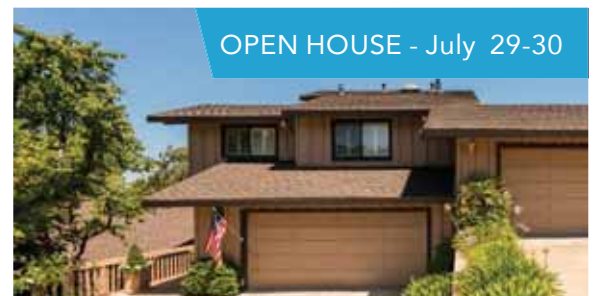
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Mountain View artist's work reflects range of influences, experiences

By Nathalie Camens

Many artists find creative inspiration when facing adversity. Mountain View resident Pari Ram counted herself among them when she lived in her native Tehran during the Iranian Revolution and the tumultuous years that followed.

Although she and her husband had lived for some time in Italy, they returned to Tehran in 1979. But she faced hefty financial burdens while caring for elderly parents and a sick sister after her husband was forced to flee the country to escape execution, she says. "My one and only activity that kept my mind busy and away from all these issues was my art and painting," she writes in a biography.

Art, which decades ago served as a form of survival, continues to be a necessary part of her life in her adopted country. A retrospective of Ram's painting will be featured in an exhibit opening Aug. 2 at the Oshman Family Jewish Community Center (OFJCC) in Palo Alto.

Ram's warm, hospitable manner is evident as she shows this reporter around her home, offering a slice of homemade cake, and sharing stories about her life. Some of her paintings hang on the walls. She paints in a small but bright, sunlit room in her home, where she displays her most recent paintings. She describes her art as abstract, and she enjoys the freedom that it gives people: "I let people interpret my paintings."

Ram and her husband lived in Trieste, Italy, from 1961 to 1964. While there and during travels to Rome, Venice, Milan, and Florence, she was inspired by classic Italian art and expanded on her own artistic skills, she recalls.

When she returned to Iran, a family friend who had seen some of her early drawings encouraged her to continue making art, sparking her desire to become a



MICHELLE LE

Artist **Pari Ram**, a Mountain View resident, found solace in painting after the chaos of the Iranian Revolution. A retrospective of her work opens Aug. 2 in Palo Alto.

painter. After three to four years of learning how to make classic art while training with masters such as Marco Gregorian and Karl Schlamming, and at the Tehran University College of Arts, she decided to move on to abstract art.

"I could survive, and little by little, call myself something," she explains.

Just as her artistic career was kicking off in the 1980s, tensions in Iran began to rise quickly. She experienced tumultuous times in the aftermath of the revolution, exacerbated by being a member of the Baha'i faith, the largest religious minority in Iran. Her husband also sat on the board of a successful technology company, and subsequently, their assets were confiscated by the government. Her husband had to

leave Iran immediately.

Ram says that much of her artistic creativity was borne out of chaos and hardships. "The revolution and bad situations I (faced) pushed me to paint," she said.

Six years after her husband fled Iran, Ram left due to countless difficulties that she faced. She arrived in Darmstadt, Germany, where she stayed by herself for one year and seven months. "It was an excellent city," she says.

She came to the United States on the Fourth of July in 1989. She and her husband lived in Los Angeles, where they both worked. Eventually they moved to Mountain View to be closer to their son. Since then she has focused all her energy on her art. "It's not easy when you change 100 percent of your life,"

she says, referring to her move to the U.S.

She notes that when she was living in Iran and facing hardship, she used darker colors, but as her life improved, she became attracted to brighter colors such as blue and red. She tried other forms of art such as collage, she explains, but finds painting to be the best fit for her artistic expression.

Ram has moved from using oil paints to acrylics, which dry faster and she finds are easier to work with. When painting, she uses brushes as well as her hands and a painter's spatula to get interesting textures on the canvas.

Before the revolution, Iran was very Westernized, with American films showing in the cinemas in Tehran. Ram

explained that she is influenced by both Western culture and artists such as abstract expressionist Jackson Pollock, along with classic Italian and traditional Iranian art. These many influences come across in her paintings, some of which will be shown at the Oshman Family Jewish Community Center from August 2 to November 1. ■

Email Nathalie Camens at ncamens@mv-voice.com

■ INFORMATION

A reception is set for August 13 from 5 to 7 p.m. The exhibit is on display in the Schultz Cultural Arts Hall at the OFJCC, located at 3921 Fabian Way in Palo Alto. For more information, visit tinyurl.com/pariram28.



Online this week: our review of Foothill Music Theatre's new production of "Shrek The Musical."

Find more Arts & Events coverage online at mv-voice.com/arts

SUMMER CAMP

► Continued from page 1

school's portable classrooms with razor-sharp focus on one of the day's big tasks: measuring out the ingredients needed to make top-notch muffins.

The camp has double in size since its inaugural year, and almost of the children come from Mountain View, said Grace Yang, a longtime parent volunteer overseeing the camp during her vacation this summer. Students are eligible for the camp if they qualify for free and reduced lunch during the school year.

The camp relies not only on parents and accredited teachers, but also 17 teens — many from Mountain View and Los Altos high schools — who play the role of "counselors in training" and guide children through activities. It's a volunteer gig with an application process and a tuition fee, Yang said, and yet it still has a wait list.

As of last year, the counselor program has its own director and built-in curriculum, and it can be a learning experience for both the campers and the counselors, Yang said. She said teens will often hear "heart-breaking" stories from the children about

living in a broken home, or in living situations where two or three families are living in the same apartment.

Kristen Julien, a third-grade teacher at Castro Elementary who is one of four teachers helping out this year, said the 61 kids attending the camp this year come from schools all over Mountain View. She said teachers like herself are given quite a bit of latitude to create lessons for the week, and that the pace makes it feel a whole lot more like a summer camp than a summer school.

"It's a different level and a different kind of speed, and the

kids have a lot of fun," Julien said. "It's a great program all around."

On top of all the volunteer hours, the camp relies on sponsors in order to provide the food, the clothes, the supplies and the money to run the camp, with support coming from the Los Altos Community Foundation and the Kiwanis Club of Los Altos as well as companies including Linden Tree Books and LuLu's Mexican Food. Part of the money goes towards renting the space from the Los Altos School District to host the camp, Yang said. ■



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■ EDITORIAL THE OPINION OF THE VOICE

District should widen range of options to build promised new school

When voters were asked in 2014 to approve a \$150 million bond for capital projects in the Los Altos School District, they were told that the district was aiming to build a tenth school, preferably on a new site that the district would acquire in Mountain View, north of El Camino Real. The bond revenue was also intended to improve existing schools in the district, which was experiencing an enrollment hike that threatened to overcrowd some of its nine schools. Convinced that the need was pressing, voters said yes, and the search for a new school site was on.

As an article by Kevin Forestieri in the July 21 issue of the *Voice* noted, next Monday will mark the 1,000th day since the district's voters approved Measure N authorizing the bond. What progress has been made toward meeting the goals set out by Measure N since its passage? Very little, if any, that the community can see. The district has not purchased new land, nor has it indicated that it is looking closely at the option of building a new school on existing district property, as a number of parents advocate in the interests of *doing* something to meet students' needs for efficient, uncrowded classroom space.

Equally troubling, 1,000 days after the measure's approval the district has not even announced a spending plan for the bond revenue, as noted by John Swan, a member of the district's Citizens Oversight Committee for the Measure N bond.

According to members of Creative Facilities Solutions, a citizens' group focused on the efforts to build a tenth school, the district's board of trustees is focusing exclusively on buying new land for the school, and not considering other options. Given a feverish real estate market in which, according to the district's own estimates, land in the preferred area in Mountain View would cost \$10 million to \$15 million an acre, the citizens' group and others are urging district board members to expand their thinking and consider options including building a new school on one of the district's larger existing campuses. The quest for new land doesn't have to end, but it also doesn't have to preclude examining alternatives.

That suggestion is more than reasonable, given the district's lack of success in securing a new site after more than two and a half years. As the clock ticks on, the purchasing power of bond revenue is only weakening; as a result other district needs, such as improvements at other schools, could lose out entirely for lack of funding.

Building a new school is an indisputably complicated enterprise. Costs, neighborhood traffic, school-size considerations and other factors justify a careful and studied approach to such a project. But the growing frustration over the district's slow progress in realizing the goals outlined in Measure N is justified. If a positive development in the effort to buy a new school site is close at hand, district officials should publicly acknowledge that. If it's not, they should immediately explore other options. ▣

■ LETTERS VOICES FROM THE COMMUNITY

INACCURATE HEADLINE

We represent the tenant-intervenors in the lawsuit concerning Measure V and are writing to correct a misleading and sensationalizing headline about an action we recently took on behalf of our clients. In covering a letter we sent on July 13, 2017, to the city's Rental Housing Committee ("RHC"), the *Voice* headline stated "Tenant attorneys demand citywide rent refund." This is inaccurate. Our letter only requested that the RHC acknowledge that the lawful effective date of Measure V is December 23, 2016. We did not request (or demand) that the city take any action with respect to any "rent refund," citywide or otherwise.

To be clear, tenants were entitled to pay only their "base rent" under Measure V as soon as it was effective. It is our view that a tenant who seeks a credit of or refund for rent paid over that amount in the days and months following December 23, 2016, would have a valid case, either as a petition before the RHC or in state court. Because the RHC has not yet established a petition process, no individual tenant has been able to file such a petition. Nor to our knowledge has any tenant yet sought that refund or credit in state court.

Our letter stated that the city has the lawful duty to inform its residents about Measure V's effective date: December 23, 2016. How individual landlords and tenants react to that information is up to them.

*Juliet M. Brodie, attorney,
on behalf of counsel
for defendant-intervenors*

Editor's note: The *Voice* corrected the headline in its online story, and apologizes for the error.

FAITH COMMUNITY MUST OPPOSE ECOCIDE

If you had been gifted a beautiful art collection, would you pee on a Picasso? Dump on a Degas? Burn a Breugel? well, that is what is being done to our beautiful Earth, the priceless gift of the creator.

If you belong to a church, mosque or synagogue you should contact its leaders and urge them to speak out against the blasphemy of climate denial. It is all based on the sin of greed, a sin that is leading to global devastation and ecocide.

The time is now to mobilize the forces of faith to fight against the cabal of greed threatening to take over our country and feed the world's beauty into the bank accounts of the billionaires. Let us stand up for all the world's creatures, not just the 1 percent of the world's wealthiest.

*Ed Taub
Devoto Street*

SHOPPING CART WRANGLERS SHOULD CALL THE STORE

I live at the corner of Sleeper and Franklin avenues near the Stevens Creek Trail access bridge. Very often on the week-end people will find grocery carts along the trail and bring them to the foot of my driveway and abandon them, no doubt thinking they have done a wonderful thing. Unfortunately, it then becomes *my job* to call the various stores to arrange for carts to be picked up.

If you bring a cart over the bridge please, at the very least, call the appropriate store(s) to report it so they can be picked up.

*Lynda Meyer
Sleeper Avenue*





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FOOD FEATURE



Emerald Hills Cafe & Roastery customers sip their drinks outside the neighborhood cafe that's transformed into a third-wave coffee shop.

Neighborhood wave

EMERALD HILLS CAFE & ROASTERY BRINGS EXACTING STANDARDS TO THIRD-WAVE COFFEE MENU

Story by Elena Kadvany | Photos by Michelle Le

It took nearly two years and 80 different types of coffee beans, roasted three different ways, for Annalise Zimmerman, co-founder of Emerald Hills Cafe & Roastery, to develop a cold-brewed coffee that met her standards.

The combination that finally passed muster is made painstakingly slowly in a yama tower, a contraption reminiscent of a physics experiment, that allows water to drip through coffee grinds one drop at a time. The result: smooth, deep, highly

concentrated cold brew coffee. This is not the much easier, cost-effective method of putting coarsely ground coffee beans into a cheesecloth and steeping it in water for 24 hours. Zimmerman said she doesn't like the "sour," almost metallic flavor that this process tends to produce.

"It took us that long to finally have something we enjoyed," she said. "That's how stuck we are on making sure what we serve is really, really good coffee."

Located high in the winding hills above Redwood City, next to a taqueria and across from a vacant lot, Emerald Hills is an unassuming neighborhood cafe pouring cups of carefully crafted, third-wave coffee.

Third-wave coffee refers a return-to-roots, artisan approach to brewing coffee popularized by companies like Blue Bottle Coffee in Oakland and Stumptown Coffee in Portland. The term typically conjures up images of trendy shops serving expensive, highly

Instagrammable cups of coffee.

Emerald Hills Cafe offers a refreshing contrast but with the same high quality coffee expected at third-wave shops.

Zimmerman, a 22-year-old Mountain View native and self-described coffee fanatic who can answer pretty much any question about coffee, helped transform the cafe into what it is today. Co-founder Rainer Johnk — a paint contractor with no background in coffee but a tenacious dedication to making coffee "the right

way" — hired her after taking over the shop from his stepson. Zimmerman has been working in and around coffee since she was 15 years old, including at Peet's Coffee, a Stumptown coffee cart at Emily Joubert in Woodside and Highnote Coffee in Woodside.

Together, the two worked to restore the cafe's reputation in the neighborhood, replacing almost all of the equipment (save an original coffee roaster) and completely revamping the coffee itself. Out with the classic



Annalize Zimmerman makes a cappuccino.

dark roast and in with the single-origin coffees sourced from everywhere from Bali to Kenya.

“The very first thing that we changed was the coffee. Coming from a third-wave background, I envisioned treating coffee like wine, especially since it’s four times more complex than wine,” Zimmerman said, referring to the more-than 800 volatile aromatic compounds in coffee, compared to wine’s count of 200. Those compounds are “what our bodies pick up on to figure out how things taste,” like smells and flavors, she said.

Emerald Hill roasts all of the beans in-house, and Zimmerman spends time with each bean varietal to figure out how to best “caramelize the sugars within the beans so the best flavors can come out and play.” They search all over the world for small farms to support, like a women’s cooperative in Bolivia. They don’t buy from large, corporate-owned farms, and don’t insist on expensive certifications like USDA organic or Rainforest Alliance — where farms are “audited annually against a rigorous standard with detailed environmental, social and economic criteria,” according to the organization’s website — that some smaller producers can’t afford, Johnk said.

“To me, third wave means coffee with a consciousness to it,” Zimmerman said. “We go out of our way to develop a connection, to know our farmers, our staff, and our customers and it’s a continuous line of respect and care from origin to the final cup and that fuels our obsessive passion for high quality and standards.”

The Emerald Hills menu changes frequently, depending on what’s available. On a recent afternoon, the menu listed coffees from Rwanda, Guatemala,

Bali, Zimbabwe, Ethiopia, Colombia, Costa Rica and other regions. The cafe also recently started serving fresh pastries from local bakeries, including Douce France in Palo Alto.

The third-wave philosophy, however popular in the Bay Area, was not immediately embraced by some longtime Emerald Hills customers who were wary of the trend, and what it meant for the kind of coffee they had been

drinking for most of their lives.

“When we decided to go third wave, it upset a lot of people, a lot of regulars,” Johnk said. “We have to do a lot of talking to people and tell them why we do what we do. We both figured the only way that we’re going to keep up the energy to keep doing this is doing it right.

“We do it right or we don’t do it

► See **CAFE & ROASTERY**, page 20



Annalize Zimmerman pours cream into a cup of cold-brew coffee. She says she spent the better part of two years perfecting the brew.



Co-founders **Annalize Zimmerman** and **Rainer Johnk** examine the “Bali vintage” roasted coffee beans at Emerald Hill Cafe & Roastery.

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Indian peaberry coffee beans are green before roasting gives them a dark brown hue.

CAFE & ROASTERY

► Continued from page 19

at all," he said.

Part of doing it right is staying approachable — what Johnk called "coffee without eye-rolls."

"What I found in the third-wave coffee world is that it's very hard to approach people sometimes about talking about coffee. I really did not like that," Zimmerman said.

They encourage customers to ask questions about coffee. They also offer events for local companies and in the future, plan to host classes and free tastings at the shop.

Despite their passion, it's clear the path to third wave hasn't been easy at this small, out-of-the-way cafe.

"We're constantly coming up

to these crossroads where we go, 'we could just buy a Home Depot bucket and make cold brew by the gallons,'" Johnk said. "We're just hoping doing it the right way actually will pay off — and it's the only way we want to do it."

Email Elena Kadvanj at ekadvany@embarcaderopublishing.com

INFORMATION

Emerald Hills Cafe & Roastery

3203 Oak Knoll Drive,
 Redwood City
 650-762-9641
Emeraldhillscafe.com

Hours:

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MOVIE REVIEWS

DUNKIRK ★★★ ½

With his WWII drama "Dunkirk," writer-director Christopher Nolan ("The Dark Knight") applies his trademark ingenuity and clockwork precision to an otherwise straightforward story. "Dunkirk" takes a tightly focused look at a time (1940) and place (Dunkirk, France) that found Allied soldiers in retreat trapped and vulnerable on a coastline. Nolan cleverly structures that which is essentially a disaster story to unfold from three angles, each moving at a different pace. At "The Mole," a long jetty of stone and wood, Commander Bolton (Kenneth Branagh) presides over the lines of British soldiers hoping for safe passage home across the channel. On the water, one Mr. Dawson (Mark Rylance) pilots his small vessel into the fray with a stock of life vests. In the air above, RAF pilot Farrier (Tom Hardy) tries to ignore his busted fuel gauge while providing crucial air support. The respective timelines of one week, one day, and one hour converge at the climax, where land, sea, and air meet. The Brits have taken to calling this precious history "the Miracle of Dunkirk," a phrase Nolan invokes, and there is swelling-score inspiration to be had in the end. But any victory is Pyrrhic in this immersive war drama, with the soul-searing chaos of battle written on the face that is the final image of "Dunkirk."

Rated PG-13 for intense war experience and some language. One hour, 46 minutes. — P.C.

SPIDER-MAN: HOMECOMING ★★★

Director Jon Watts' "Spider-Man: Homecoming" lands close enough to the summer-movie sweet spot that any quibbles feel a bit churlish. Tom Holland's Peter Parker, first seen in "Captain America: Civil War," remains beholden to billionaire Tony Stark (Robert Downey Jr.), with whom the 15-year-old is serving an "internship." The rubber meets the road when the economically needy salvage crew of Adrian Toomes (Michael Keaton) begin stealing Chitauri technology left over from the alien invasion in "The Avengers." Toomes keeps running afoul of Parker, a conflict that comes to a head on the night of the Homecoming Dance. "Homecoming" gets plenty right. Keaton makes a great Vulture, and the character's conception here as the working-class villain to Peter's "working-class hero" proves dramatically effective.

Rated PG-13 for sci-fi action violence, some language and brief suggestive comments. Two hours, 13 minutes. — P.C.

THE BIG SICK ★★★

"The Big Sick" is a romantic comedy Kumail Nanjiani ("Silicon Valley") co-wrote with his wife, Emily V. Gordon. The film is essentially the true story of Nanjiani and Gordon's relationship, starring Nanjiani as himself. We see Nanjiani working the room at Chicago's comedy clubs, hanging with fellow comedians, struggling to please his Pakistani-American family, and wooing Emily (Zoe Kazan). All of this business works as engaging high-spirited slice-of-life material, with Kazan and Nanjiani



Kumail Nanjiani and Zoe Kazan in "The Big Sick."

charming with their comic banter. But the rub is in that title: "The Big Sick" refers to the unavoidable spoiler that Emily unexpectedly finds herself incapacitated by a health crisis. That crisis not only winds up ultimately bringing the lovers together for good (see the screenwriting credits) but sets the stage for Kumail to meet Emily's lovably loving parents, Beth and Terry, played by Holly Hunter and Ray Romano. Nanjiani and Gordon also do a nice job of laying out an arc of acceptance within Nanjiani's immediate family, despite his choices of a comedy career and a non-Pakistani woman (since more-or-less arranged marriage is the norm). This boilerplate romantic-comedy is consistently amusing and possessed with charming leads, and also serves as a heartwarming drama.

Rated R for language including some sexual references. One hour, 59 minutes. — P.C.

TRANSFORMERS: THE LAST KNIGHT ½

"Transformers: The Last Knight," Michael Bay's fifth movie about shape-shifting alien robots, tries to whip up tension by having some character or other remind us every five minutes that "The whole world's at stake," unless a few choice humans can ally with a few good Autobots and save the day. But Bay makes it very, very difficult to care. Rather than thinking or feeling anything, Transformers fans will be too focused on the ADHD spectacle — filmed with IMAX 3D cameras — while anyone else who stumbles onto this movie will gladly welcome the world's end if it also means this interminable movie's end. Mark Wahlberg returns as unlikable, thick hero Cade Yeager, Texan inventor on the skids and good buddy to the Autobot called Bumblebee (among other robot jocks). As the plot lumbers on about Yeager being the "last knight," on a quest to recover an ancient staff of power, Wahlberg's muscles and eyes appear to be in a competition to see which can bulge more. Despite the theme that "Magic does exist" ("It was found long ago. Inside a crashed alien ship"), "The Last Knight" is all mirthless jokes and thrill-less mayhem.

Rated PG-13 for violence and intense sequences of sci-fi action, language, and some innuendo. Two hours, 29 minutes. — P.C.

WONDER WOMAN ★★★

Although the origin story of Wonder Woman shifts from World War II to "the war to end all wars" for the new film from Warner Bros. and DC Entertainment, the phrase "why we fight" leaps to mind to describe the hero's first solo cinematic

outing. Wonder Woman's journey takes her from sheltered idealism through hard-won hard truths about so-called "mankind" to a heroic purpose with promise of future adventures. When American spy Steve Trevor (Chris Pine) crashes his plane in the waters around the "paradise island" of Themyscira, he must answer for mankind to the Amazons who live there. Princess Diana (a.k.a. Wonder Woman) has trained for the contingency of invaders but couldn't fully prepare for the horror of war. Diana determines to accompany Trevor into the outside world, where he plans to put the kibosh on the chemical weapons program while she intends to put an end to war with a swing of the "Godkiller" sword. The film has its failings — it falls into a few bland narrative stretches, fumbles over its cardboard villains, and ends with the usual dull clash of titans — but the very existence of "Wonder Woman" makes a much-needed feminist statement in the crowded superhero space.

Rated PG-13 for sequences of violence and action, and some suggestive content. Two hours, 21 minutes. — P.C.

GUARDIANS OF THE GALAXY VOL. 2 ★★★ ½

Don't think too hard about "Guardians of the Galaxy Vol. 2," although there's probably little danger of that. It's exactly what you'd expect writer-director James Gunn to deliver as a sequel to the 2014 Marvel space adventure he likewise spearheaded. Everything that made the first film well received is back: the goofy cast of characters, arch jokes, lively interstellar action, and a rainbow-sherbet color scheme. The mercenary Guardians (including Zoe Saldana's dead-serious Gamora, Dave Bautista's belly-laughing dum-dum Drax, and cute lil' twig Baby Groot, voiced by Vin Diesel) start out on a job, get themselves in trouble, and wind up rescued by a mystery man who claims to be the father of rogue space orphan Peter Quill (Chris Pratt), a.k.a. Star Lord. Since the mystery man introduces himself as Ego (and he's played to the hilt — is there any other way? — by Kurt Russell), it's a fair bet he's telling the truth. After a story that occasionally succumbs to bits straight out of Looney Tunes, anything resembling feeling is kind of an impressive pivot. And the pivotal realization—that, in the end, using your heart beats using your head — works as a pithy instruction manual for this diverting but disposable adventure.

Rated PG-13 for sequences of sci-fi action and violence, language, and brief suggestive content. Two hours, 16 minutes. — P.C.

NOW SHOWING

- Atomic Blonde (R)** Century 16: Fri. - Sun. Century 20: Fri. - Sun.
- Baby Driver (R)** Century 16: Fri. - Sun. Century 20: Fri. - Sun.
- The Big Sick (R) ★★★** Century 20: Fri. - Sun.
- Cars 3 (G) ★★★** Century 20: Fri. - Sun.
- The Clash of the Wolves (1925) (Not Rated)**
Stanford Theatre: Sat. & Sun.
- Despicable Me 3 (PG)** Century 16: Fri. - Sun. Century 20: Fri. - Sun.
- Dunkirk (PG-13) ★★★ 1/2**
Century 16: Fri. - Sun. Century 20: Fri. - Sun.
- The Emoji Movie (PG)** Century 16: Fri. - Sun. Century 20: Fri. - Sun.
- Fast Times at Ridgemont High (R)** Century 20: Sunday
- Footlight Parade (1933) (Not Rated)** Stanford Theatre: Friday
- Girls Trip (R)** Century 16: Fri. - Sun. Century 20: Fri. - Sun.
- The Jazz Singer (1927) (Not Rated)** Stanford Theatre: Sat. & Sun.
- Lady Macbeth (R)** Aquarius Theatre: Fri. - Sun.
- The Little Hours (R)** Aquarius Theatre: Fri. - Sun.
- National Theatre Live: Salome (Not Rated)**
Aquarius Theatre: Sunday
- Picture Snatcher (1933) (Not Rated)** Stanford Theatre: Friday
- Spider-Man: Homecoming (PG-13) ★★★**
Century 16: Fri. - Sun. Century 20: Fri. - Sun.
- Valerian and the City of a Thousand Planets (PG-13)**
Century 16: Fri. - Sun. Century 20: Fri. - Sun.
- War for the Planet of the Apes (PG-13) ★★★**
Century 16: Fri. - Sun. Century 20: Fri. - Sun.
- Wonder Woman (PG-13) ★★★**
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- ★ Skip it
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HIGHLIGHT

NATIONAL NIGHT OUT

The City of Mountain View's National Night Out is coming up; it is a nationwide, annual community-building event that promotes police and fire community partnerships and neighborhood camaraderie to make one's neighborhoods safer, more caring places to live. Aug. 1, 5-8 p.m. Free. Rengstorff Park, 201 S. Rengstorff Ave., Mountain View.



FOOTHILL MUSIC THEATRE: 'SHREK THE MUSICAL'

Foothill Music Theatre presents "Shrek The Musical," a family-friendly production based on the Oscar-winning film that boasts a new score by recent Tony Award-winner Jeanine Tesori (Fun Home) and a comic book and lyrics by Pulitzer Prize-winning playwright David Lindsay-Abaire. July 21-Aug. 5, 8 p.m. \$12-\$32. Smithwick Theatre, Foothill College, I-280 & El Monte Road, Los Altos Hills. foothill.edu/theatre/shrek/

THEATER

Camp KML: A Sketch Comedy Show

For those who would rather not go back to camp, this summer Killing My Lobster is bringing camp to them. Guests are invited to pack their bug spray, sleeping bag and emergency inhaler because they're touring the Bay Area with a busload of sketch comedy that smells of must, sun block and severe bleach. July 28, 8-9:30 p.m. \$18, advanced sale; \$20, at the door. Dragon Theatre, 535 Alma St., Palo Alto. Search brownpapertickets.com for more info.

'The Four Immigrants: An American Musical Manga'

TheatreWorks Silicon Valley presents the World Premiere of The Four Immigrants: An American Musical Manga. Set to an infectious ragtime and vaudeville score by local composer/lyricist Min Kahng, the comic musical follows four Japanese immigrants in turn-of-the-20th-century San Francisco. July 12-Aug. 5, times vary. Discounts for educators, seniors, and patrons 35 and under. Lucie Stern Theatre, 1305 Middlefield Road, Palo Alto. theatreworks.org/201718-season/201718-season/the-four-immigrants/

'Lord of the Flies' A Theatre Near U presents William Golding's raw and terrifying classic, "Lord of the Flies." The play follows a group of boys marooned on an idyllic island, as they shed their cultured upbringings and descend into brutal savagery. July 28-Aug. 5, times vary. Students, seniors, \$20; adults, \$25. The Pear Theatre, 1110 La Avenida, Mountain View. atheatrenearu.org/home/

NAATAK: 'Toba Tek Singh' Based on Saadat Hasan Manto's celebrated short story and presented by Naatak, "Toba Tek Singh" is a musical performed with live music and dance and observes the madness of Partition through the eyes of a madman, laying bare its agony through humor, tragedy and the antics of lunatics. Children under 7 will not be admitted. Friday-Sunday, July 9-29, times vary. \$15-\$36. Woodside High School, 199 Churchill Ave., Woodside. Search brownpapertickets.com for more info.

Play: 'Autumn Dance' "Autumn Dance," written and directed by Shabnam Tolouei, follows three tormented Iranian women experiencing exile, even while living in their own country. The play allows the audience to be transported from Tehran to Paris to uncover the connection between these three women. All three roles are played by Shabnam Tolouei, an award-winning actress, playwright and director. Aug. 4, 7:30 p.m.; Aug. 5, 2 p.m.; Aug. 6, 6 p.m. Bing Concert

Hall, 327 Lasuen St., Stanford. Search events. stanford.edu for more info.

CONCERTS

Concert on the Plaza All are invited to join friends and neighbors and bring a blanket or lawn chair to the Civic Center Plaza for a variety of musical performances. There will also be food trucks, a "Pop Up Park" area for children and -- for adults -- beer and wine. First Friday of the month, 6-7:30 p.m. Free. Mountain View Civic Center Plaza, 500 Castro St., Mountain View. mountainview.gov/plazaevents

Program V: French Luminaries Concert Program V begins with the Sonata in e minor for Two Violins by Jean-Marie Leclair, the first great violinist of the French school, who came to be celebrated as "the French Corelli." July 28, 7:30 p.m. \$80. \$35, under age 30. Stent Family Hall, 50 Valparaiso Ave., Atherton. Search musicatmenlo.org for more info.

MUSIC

Ambrose Akinmusire Quartet Blue Note recording artist and SJW faculty member and alumnus Ambrose Akinmusire accurately describes his music as being situated in both the center and the periphery of jazz, as well as emerging into classical and hip-hop. Akinmusire returns to SJW this summer, having established a reputation for a genre-blurring artistic vision encompassing classical forms as well as the spoken word. July 29, 8-10 p.m. \$15-\$55. Dinkelspiel Auditorium, 471 Lagunita Drive, Stanford.

Brahms Sing-Along Vocalists are invited to sing-along as Gregory Wait conducts Brahms' "Requiem" at Schola Cantorum's Summer Sings program. Schola will provide the scores. July 31, 7:30 pm. \$15, general; ages 25 and under free with student ID. Los Altos United Methodist Church, 655 Magdalena Ave., Los Altos. info@scholacantorum.org

George Cables Trio with Anat Cohen and Ravi Coltrane George Cables has been ubiquitous in the history of jazz piano, and the Stanford Jazz Festival will be presenting an evening with George at the piano, in concert with young jazz greats from the faculty of the SJW Jazz Institute. July 31, 8-10 p.m. \$15-\$55. Dinkelspiel Auditorium, 471 Lagunita Drive, Stanford. Search stanfordjazz.org for more info.

Guitar Night with Camila Meza and Charles Altura Chilean native Camila Meza is a singer and guitar player who also writes her

own songs and arrangements. Charles Altura has spent the past couple years performing with jazz heavyweights such as Terrence Blanchard, Chick Corea and Ambrose Akinmusire, and is gaining recognition for his unique style. This double-bill presents two young artists in jazz in a single performance. Aug. 1, 8-10 p.m. \$15-\$55. Dinkelspiel Auditorium, 471 Lagunita Drive, Stanford. Search stanfordjazz.org for more info.

Left Bank Trio/Rive Gauche This trio specializes in French café style music of the 1920s-1940s. They also perform Spanish and Gypsy songs. Wine and light refreshments will be served. Aug. 3, 7 p.m. \$10. Museum of American Heritage, 351 Homer Ave., Palo Alto.

Ravi Coltrane Ravi Coltrane, the son of Alice and John Coltrane, is a saxophonist and composer who has blazed his own path in jazz, forming deep ties with greats such as Jack DeJohnette, Geri Allen, McCoy Tyner, Joanne Brackeen, Kenny Baron, Steve Coleman and many others. A master of multiple saxophones, he will go deep with longtime collaborators Ralph Alessi on trumpet and George Colligan on piano. Aug. 2, 8-10 p.m. \$15-\$55. Dinkelspiel Auditorium, 471 Lagunita Drive, Stanford. Search stanfordjazz.org for more info.

TALKS & LECTURES

Along the Scotch Whisky Trail Ron Leckie, Whisky Expert Born and educated in Scotland, Ron Leckie brings along his knowledge and expertise to walk us through the finer points of single malt Scotch whisky. He shares the history and business of making whisky and explains what to look, smell and taste for in each dram. Aug. 1, 6:30-8:30 p.m. \$35-\$42. Oshman Family JCC, 3921 Fabian Way, Palo Alto. Search eventbrite.com for more info.

Improving speaking skills Mandarin-English Toastmasters helps improve speaking, communication, and leadership skills. Tuesdays, July 11-Sept. 19, 7 p.m. Free. Kaiser-Permanent Psychiatry Conference Room B, 565 Castro St., Mountain View. Search meetup.com for more info.

FUNDRAISERS

Pathways 5th annual Links to the Heart Golf Tournament All are encouraged to support Pathways Home Health and Hospice by playing the Los Altos Golf and Country Club course with friends, colleagues or clients. Designed in 1923 by Tom Nicholl, the 18-hole, par 71 course underwent a complete renovation in 2004. July 31, 11:30 a.m.-8 p.m. \$1580, foursome; \$395, golfer; Sponsorships at all levels. Los Altos Golf and Country Club, 1560 Country Club Drive, Los Altos. pathwayshealth.org/event/golf

FAMILY

Celebrations Castle: Kids VBS Camp This health and fitness VBS camps is for ages 4 to 10 and will explore healthy living for body, soul and mind. It will feature interactive cooking demos, outdoor fitness games, science education and take-home crafts. July 31, 9:30 a.m.-12:15 p.m. Free. 195 N., Rengstorff Ave., Mountain View. Search eventbrite.com for more info.

Parenting As a Team - 2 Sessions During this interactive, two-part workshop, couples will learn about the research, principles, strategies and skills needed to strengthen the couple relationship. Participants will engage in class discussions and be given exercises to do both during and between sessions. Aug. 2-9, 6:30-8 p.m. \$90, for two sessions. Parents Place Palo Alto, Koret Family Resource Center, Palo Alto. Search eventbrite.com for more info.

MUSEUMS & EXHIBITS

Photography Exhibition: 'As We See It' "As We See It," an exhibit of photographs by Vidya Kane and Steve Shpall who attempt to show how different their art can be while still using photography as the common medium. An opening reception will be held on July 29,

4-6 p.m. July 25-Aug. 19, Tuesday-Saturday, 10 a.m.-6 p.m.; Sunday, 11 a.m.-3 p.m. Free. Gallery House, 320 S. California Ave., Palo Alto. galleryhouse2.com

'Reflections' by Jan Grady Viewpoints Gallery presents "Reflections" by Jan Grady, featuring Grady's latest watercolor works highlighting reflections of all kinds. This exhibition of her fresh, clean style highlights her mastery of transparent watercolor painting. Artist reception, Aug. 4, 5-8 p.m. Aug. 1-26, Monday-Saturday, 11 a.m.-5 p.m.; Sunday, 11 a.m.-3 p.m. Free. Viewpoints Gallery, 315 State St., Los Altos. viewpointsgallery.com

GALLERIES

Artist Opening: James Zamora Bryant Street Gallery is pleased to present "Transitions" by Texas-based realism artist James Zamora. His attention to detail and keen observance of light and color push a simple narrative of the importance of the everyday. The artist's reception is on Aug. 4, 6-8 p.m. Free. Bryant Street Gallery, 532 Bryant St., Palo Alto. bryantstreet.com/

Gallery Reception The Pacific Art League hosts its opening reception of its exhibition "Science, Technology, and the Future of Art." mDAC (The Mobile Digital Art and Creative Summit) is PAL's partner, exhibiting digital art in the Main and Corridor Galleries. Aug. 4, 5:30-8 p.m. Free. Pacific Art League, 668 Ramona St., Palo Alto.

COMEDY

Comedy Night at O'Malley's All are invited to enjoy some laughs as they see some of best comedians in the Bay Area as they work out new material. The even is for ages 21 and over, and there is no cover charge. It's hosted by Wes Hofmann. Sundays, July 2-30, 8-10 p.m. Free. O'Malley's Sports Pub, 2135 Old Middlefield Way, Mountain View. facebook.com/comedynightatomalley/

FILM

Screening/Q&A: "Venture: An Entrepreneur's Journey" "Venture: An Entrepreneur's Journey" is a documentary film co-produced by the African Technology Foundation and the LIONS@FRICA initiative. The film follows the journeys of the entrepreneurs behind Zuva, BambaPOS, InsureAfrika and Car Parts Nigeria. July 28, 7-9 p.m. Free, register online. Computer History Museum, 1401 N. Shoreline Blvd., Mountain View. computerhistory.org

FOOD & DRINK

Cooking 101: Fun & Fundamentals In this class, the chef instructor will demonstrate essential knife skills, and students will get plenty of hands-on practice as they prep fresh ingredients. Students will be led step by step through the fundamentals of cooking grains, making soup from scratch and perfectly roasting chicken. Aug. 1 and 30, 6:30-8:30 p.m.; Aug. 6, 1-3 p.m. \$69/per person. Sur La Table, 855 El Camino Real, Suite 57, Palo Alto. Search surlatable.com for more info

Date Night: Global Grilling In this hands-on class, the instructor will walk through the steps for grilling everything from potatoes to pineapples. Students will practice roasting tomatillos, creating spicy chicken skewers and making a rum glaze they'll want to eat by the spoonful. July 29, 4-6 p.m. \$79. Sur La Table, 855 El Camino Real, Suite 57, Palo Alto. Search surlatable.com for more info

Not Your Typical Burger In this hands-on class, students will put a tasty international spin on classic American hamburgers. The instructor will show students how to work with spices and flavors from Cuba, Thailand and the Mediterranean to create a variety of incredible gourmet burgers. July 30 and Aug. 26, 1-3 p.m.; Aug. 23, 2:30-4:30 p.m. \$69/per person. Sur La Table, 855 El Camino Real, Suite 57, Palo Alto. Search surlatable.com for more info

The Science of Cooking: The Modern Burger In this course students will create an amazing burger from start to finish. They will bake the bread, grind the meat, create perfectly melting cheese, make fries two ways, and make sous vide liquid nitrogen ice cream. This is a mix of traditional and modernist techniques to create a burger students have never had before, but always wanted. July 29, 1-5 p.m. \$165. Location given, when registered., Los Altos. Search eventbrite.com for more info.

LESSONS & CLASSES

Health Care Programs Orientation The Mountain View-Los Altos Adult School will hold a workshop for those interested in health care careers, providing information on the Certified Nursing Assistant and Medical Assistant paths and the programs offered by the school. Online registration is requested. July 28, 10 a.m.-noon. Free. Mountain View-Los Altos Adult School, 333 Moffett Blvd., Mountain View. mvlaae.net/

Learn Google G Suite: 3 Sessions The curriculum over the three sessions will include using spreadsheets to plan for an event, creating a logo and flyers, scheduling mock meetings and appointments via Calendar and making a Google Sites website. July 24 and 26, 4-6 p.m.; July 28, 4-5:30 p.m. Free, registration required. Mountain View Library, 585 Franklin St., Mountain View. Search mountainview.gov/librarycalendar for more info.

HEALTH & WELLNESS

Healing for the Highly Sensitive Person The needs of Highly Sensitive People (HSPs) and empaths are different. In this class, participants will learn a process specific to the self-aware to heal oneself to better serve others. Volunteers will receive an on-the-spot reading and, for some, a release of the underlying cause. Aug. 4 and 5, 7:30 p.m. \$15-\$20. East West Book Store, 324 Castro St., Mountain View. eastwest.com/events_2017_August

Khenpo Tsultrim Lodro: Transcend Stresses and Megativities to Reach Innate Potential This talk will explore the root causes of stresses and negativities in one's daily life, how to transcend them through the right view and mind training, and the mind's hidden power. The venerable Khenpo Tsultrim Lodro is the director of the Larung Gar Five Sciences Buddhist Academy in eastern Tibet. July 31, 7-9:30 p.m. Free, RSVP required at stanford0731.eventbrite.com. Memorial Church, 450 Serra Mall, Stanford. Search eventbrite.com for more info.

BUSINESS

500 Startups Demo Day (Batch 21) Demo Day is an invite-only event for 500+ active and accredited investors to view our most recent accelerator startups before they "graduate." Attendees will get a first look at the startups' pitches, meet the founders and network with other top-tier investors, corporate strategists and press. Aug. 1, noon-5 p.m. \$50-\$100. Computer History Museum, 1401 N. Shoreline Blvd., Mountain View. Search eventbrite.com for more info.

Bootstrappers Breakfast Bootstrappers Breakfasts feature serious conversations about growing a business based on internal cashflow and organic profit: this is for founders who are actively bootstrapping a startup. It will be a chance to compare notes on operational, development and business issues with peers. First Friday of the month, 7:30 a.m. Cost of breakfast. Hobbe's Restaurant, 4224 El Camino Real, Palo Alto. Search meetup.com for more info.

Japan-US Innovation Awards Symposium When the best of Japanese creativity and American entrepreneurial skill join forces, un-imagined business opportunities occur. Japan-US Innovation Awards Symposium is presented in collaboration with the US-Asia Technology Management Center at Stanford University. July 28, 1-6:30 p.m. \$15-\$125. Stanford University, 450 Serra Mall, Stanford. Search eventbrite.com for more info

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Fall openings for instructors in violin, guitar, and voice at Sunnyvale Music School. Part time: 1 - 2 days per week; 2-4 hours per day. Pay rate based on education and experience. School term, Sept 11 - June 11th. Small group and private lessons. Non profit organization. www.themusicschool.org

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Public Notices

995 Fictitious Name Statement

BETTY'S BUTTERFLIES
FICTITIOUS BUSINESS NAME STATEMENT
File No.: FBN631584
The following person (persons) is (are) doing business as:
Betty's Butterflies, located at 1602 Spring St., Mountain View, CA 94043, Santa Clara County.
This business is owned by: An Individual.
The name and residence address of the registrant(s) is(are):
BETTY BEDREGAL

1602 Spring St.
Mountain View, CA 94043
Registrant began transacting business under the fictitious business name(s) listed above on 05/16/2012.
This statement was filed with the County Clerk-Recorder of Santa Clara County on July 5, 2017.
(MVV July 14, 21, 28; Aug 4, 2017)

MINDFULNESS SERVICES
FICTITIOUS BUSINESS NAME STATEMENT
File No.: FBN631560
The following person (persons) is (are) doing business as: Mindfulness Services located at 2363 Craig Court, Mountain View, CA 94043, Santa Clara County.
This business is owned by: An Individual.
The name and residence address of the registrant(s) is(are):
GABRIELA BRETON
2363 Craig Court
Mountain View, CA 94043
Registrant began transacting business under the fictitious business name(s) listed above on 06/30/2017.

This statement was filed with the County Clerk-Recorder of Santa Clara County on July 3, 2017.
(MVV July 14, 21, 28, Aug 4, 2017)

BETTY'S BUTTERFLIES
FICTITIOUS BUSINESS NAME STATEMENT
File No.: FBN632034
The following person (persons) is (are) doing business as: Betty's Butterflies located at 1602 Spring St., Mountain View, CA 94043, Santa Clara County.
This business is owned by: A Corporation.
The name and residence address of the registrant(s) is(are):
ABD, MB INC
1602 Spring St.,
Mountain View, CA 94043
Registrant began transacting business under the fictitious business name(s) listed above on July 17, 2017.
This statement was filed with the County Clerk-Recorder of Santa Clara County on July 17, 2017. (MVV July 21, 28, Aug 4, 11 2017)

MINE IN TWINE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: FBN631874
The following person (persons) is (are) doing business as:
Mine in Twine located at 1678 Martin Ave Sunnyvale, CA 94087 Santa Clara County.
This business is owned by:
An Individual.
The name and residence address of the registrant(s) is(are):
NATHALIE COTTON
1678 Martin Avenue
Sunnyvale, CA 94087
Registrant began transacting business under the fictitious business name(s) listed above on June 29, 2017.
This statement was filed with the County Clerk-Recorder of Santa Clara County on July 11, 2017. (MVV July 28, Aug 4, 11, 18)

997 All Other Legals

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
STANLEY W. HSU
Case No.: 17PR180513
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of STANLEY W. HSU.
A Petition for Probate has been filed by: IKE C.W. HSU and ANTONY C.P. HSU in the Superior Court of California, County of SANTA CLARA.
The Petition for Probate requests that: IKE C.W. HSU be appointed as personal representative to administer the estate of the decedent.
The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files

an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on September 18, 2017 at 9:00 a.m. in Dept.: 12 of the Superior Court of California, County of Santa Clara, located at 191 N. First St., San Jose, CA, 95113.
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner:
Matthew A. Crosby, CSB# 070524
Crosby & Crosby, A Professional Law Corporation
1570 The Alameda, Suite 200
San Jose, CA 95126
(408)370-7500
(MVV July 28; Aug. 4, 11, 2017)

CITATION TO PARENT
Case Number: 17AD024406
THE PEOPLE OF THE STATE OF CALIFORNIA:

TO: ATTILA NAGY

By order of this court, you are hereby cited to appear before the judge presiding in Department 74 of this court on

this date: September 11, 2017, at this time: 11:00 am., then and there to show cause, if any you have, why Rebeka Nagy, a minor, should not be declared free from your parental control according to the petition on file herein to free the minor for adoption.

The address of the court is: 191 N. First Street, San Jose, CA 95113.

The following information concerns rights and procedures that relate to this proceeding for the termination of custody and control of said minor as set forth in Family Code Section 7860 et seq.:

1. At the beginning of the proceeding the court will consider whether or not the interests of the minor child require the appointment of counsel. If the court finds that the interests of the minor do require such protection, the court will appoint counsel to represent him, whether or not he is able to afford counsel. The minor will not be present in court unless he requests or the court so orders.
2. If a parent of the minor appears without counsel and is unable to afford counsel, the court must appoint counsel for the parent, unless the parent knowingly and intelligently waives the right to be represented by counsel. The court will not appoint the same counsel to represent both the minor and his parent.
3. The court may appoint either the public defender or private counsel. If private counsel is appointed he or she will receive a reasonable sum for compensation and expenses, the amount of which will be determined by the court. That amount must be paid by the real parties in interest, but not by the minor, in such proportions as the court believes to be just. If, however, the court finds that any of the real parties in interest cannot afford counsel, the amount will be paid by the county.
4. The court may continue the proceeding for not more than thirty (30) days as necessary to appoint counsel to become acquainted with the case.

Date: Jun. 27, 2017
Rebecca Fleming, Clerk

By: /s/ _____
Deputy Clerk C. Gonzales
(MVV July 28; Aug. 4, 11, 18, 2017)

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