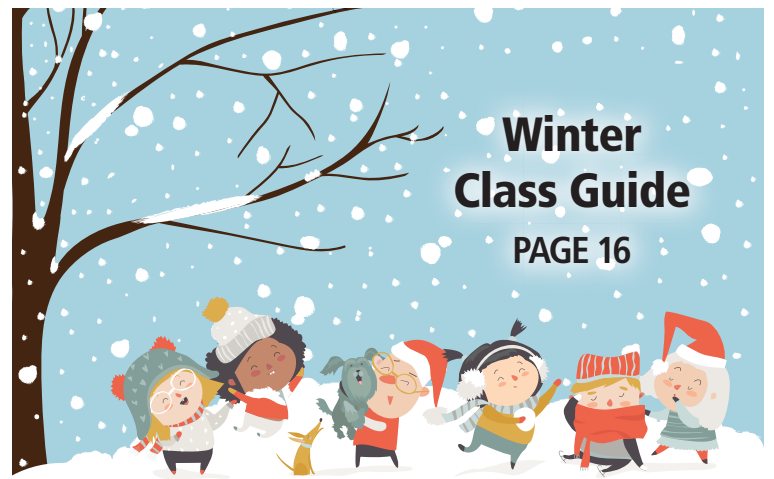


Mountain View VOICE



DECEMBER 6, 2019 VOLUME 27, NO. 45

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Dozens of landlords have unpaid rent control fees

RENTAL HOUSING COMMITTEE BALKS AT GOING AFTER DEADBEATS

By Mark Noack

About 1 out of every 20 apartments in Mountain View is delinquent in paying its required fees under the city's rent control law known as the Community Stabilization and Fair Rent Act (CSFRA).

Under Measure V, approved by voters in 2016, every apartment in Mountain View, regardless of whether it is subject to CSFRA, funds the city's rent control program with an annual fee of about \$100 per rental unit. This money is the sole revenue source for the \$2 million annual budget needed to run the CSFRA program.

According to data obtained by the *Voice*, about \$100,000 in fees remain unpaid, forcing the city's housing department to dip into its reserve fund this year. The unpaid fees are spread between more than 40 property owners.

At this point, the exact reason why property owners aren't paying remains a mystery, said Anky van Deursen, the city's CSFRA program manager. Attempts to reach the landlords who haven't paid have been met mostly with

silence, and the city has avoided taking legal steps to force compliance, she said.

"So far we haven't had anyone who has explicitly disputed this and told us that they won't pay," she said. "I can't give you an answer right now on what we're going to do since this is a new procedure for us."

The property owner with the largest unpaid debt is Carmel Partners, a San Francisco-based firm that manages the 330-unit "The Village" apartment complex at the San Antonio shopping center. The apartments were completed in 2015 as part of the first phase to transform the shopping center into a high-end neighborhood.

Carmel Partners' debt to the city currently exceeds \$40,000, indicating it has not paid any apartment fees for 2019, according to data provided by the city. The debt likely isn't a problem of cash flow. In October, Carmel Partners and its joint partner Merlone Geier announced they

► See **FEES**, page 8



MAGALI GAUTHIER

Isidro Arreguin sits in his studio apartment at 660 Mariposa Ave. The 44 families who live in the older apartment building are at risk of eviction if a related construction proposal on Villa Street falls apart.

Council scrambles to save older apartments

CITY'S OWN WAGE RULES MAY CURTAIL AFFORDABLE HOUSING

By Mark Noack

The city's good intentions — saving a few dozen cheaper apartments from demolition — nearly ended up backfiring when plans for more than 200 new homes were thrown into limbo. One problem: Public housing subsidies

trigger prevailing wage rules, making the project financially infeasible.

In a long and messy Tuesday night meeting, the City Council ended up brainstorming ideas to preserve as much affordable housing as possible while performing a delicate balancing act between demands

from developers, tenants, labor unions and other stakeholders.

At first glance, the proposal by Prometheus Real Estate Group is relatively straightforward — build an upscale 226-unit apartment building on Villa Street a short walk from

► See **HOUSING**, page 15

Council greenlights seven-story San Antonio center office project

BUILDING WOULD REPLACE MILK PAIL MARKET, HELP FINANCE NEW SCHOOL IN MOUNTAIN VIEW

By Kevin Forestieri

Mountain View City Council members gave tentative approval to an office project Tuesday night that would add to the latest in a spree of high-density projects in the San Antonio shopping center.

The 4-2 vote allows the developer, Merlone Geier, to move forward with a proposal to build a seven-story, 190,000-square-foot office building at the corner of San Antonio Road and California Street. The building would be slotted into a 1-acre parcel currently occupied by the

Milk Pail Market, which closed in June, and single-story commercial buildings.

If approved, the project would complete a decade-long effort by Merlone Geier to create a more dense, urban western half of the shopping center. But despite the Dec. 3 vote to let the proposal

move forward, council members warned that the building needs to be further refined to avoid feeling like a towering, box-shaped monolith at a corner that's meant to be pedestrian-friendly.

The proposal Tuesday was the second attempt to redevelop the corner property. In September,

Merlone Geier presented a proposal to build an eight-story building with nearly a quarter-million square feet. Council members balked at the sheer size and the number of special zoning exceptions requested,

► See **SAN ANTONIO**, page 10

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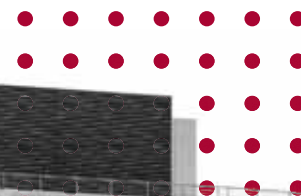


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COURTESY OF SONIA DUNNING/MENLOWE BALLET

Menlowe Ballet's mashup "It's a Wonderful Nutcracker" takes the stage in Atherton this month.

NUTCRACKERS GALORE

Looking for "The Nutcracker?" The Midpeninsula is host to many productions, from hip-hop and circus versions to traditional presentations, including those listed below.

Each year, Menlowe Ballet offers locals its original holiday neo-classic, "It's a Wonderful Nutcracker," with its mix of elements from "It's a Wonderful Life" and "The Nutcracker." The show runs Dec. 13-15 and 21-22 at the Menlo-Atherton Performing Arts Center, 555 Middlefield Road, Atherton. Along with the standard performances, there will also be a sensory-friendly production on Dec. 15 and a special abridged version for families with children under 5 on Dec. 22. Go to menloweballet.org/nutcracker/.

OTHER LOCAL "NUTCRACKER" PRODUCTIONS:

- **Palo Alto Children's Theatre** (Dec. 5-22, 1305 Middlefield Road, tinyurl.com/tws3lt8).
 - **Western Ballet** (Dec. 6-8, Mountain View Center for the Performing Arts, 500 Castro St., westernballet.org/performances-the-nutcracker/).
 - **Ramon Moreno's School of Ballet** (Dec. 6-8, Sequoia High School, 1201 Brewster Ave., Redwood City, ramonmorenoballet.com).
 - **Ballet America** (Dec. 6 and 8, Fox Theatre, 2215 Broadway St., Redwood City, americanballet.com/nutcracker/).
 - **Peninsula Youth Ballet** (Dec. 14-15, Gunn High School, 780 Arastradero Road, Palo Alto, pyb.org).
 - **Broadway Babies and Kids' "Nutcracker on Broadway"** (Dec. 17, 4:30 p.m., MIT Auditorium, 400 Duane St., Redwood City, broadwaybabiesandkids.com).
 - **Peninsula Ballet** (Dec. 21-22, 27-28, Fox Theatre, peninsulaballet.org/nutcracker/); and its **"Hip Hop Nutcracker"** (Dec. 20-21, 27-28, Fox Theatre, peninsulaballet.org/hiphop-nutcracker/).
 - **Dragon Theatre's "Nutcracker Circus Show"** (Dec. 18, 21, 23 and 26, 7 p.m., 2120 Broadway St., Redwood City, dragonproductions.net).
- Karla Kane
More holiday events are listed online at mv-voice.com/arts.



MAGALI GAUTHIER

Above and top: Young dancers get ready backstage for Western Ballet's production of "The Nutcracker" in Mountain View.

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■ CRIME BRIEFS

LOS ALTOS JEWELRY STORE HEIST

Los Altos police are seeking the public's help in finding suspects who smashed through the front of a downtown store with a stolen vehicle and grabbed several pieces of jewelry before fleeing in a different get-away vehicle.

Police say the suspects arrived at Marcel Jewelry on the 200 block of Main Street in Los Altos around 2:47 a.m. in a stolen Chevrolet truck on Monday, Dec. 2, and drove through the front door of the business.

The brazen burglary, which was recorded on a surveillance camera and posted on the city's website Wednesday, shows two people with their faces concealed climbing into the store, smashing glass jewelry displays with a hammer and grabbing numerous items. Police are not disclosing the amount of jewelry stolen, according to a statement released Wednesday.

The suspects abandoned the truck and left the area in a white BMW sedan, police said. The collision caused major structural damage to the business.

Anyone with information on the incident or the identity of the suspects is asked to call the Los Altos Police Department's detective

bureau at 650-947-2770. Anonymous tips can be given at 650-947-2774.

The video can be found at tinyurl.com/LosAltosBurg.

MAN WITH WIRE CUTTERS ARRESTED

Police arrested a man who allegedly had wire cutters outside commercial buildings on Sunday, and gave a false name when confronted by officers.

The man, identified as a 46-year-old San Francisco resident, was spotted by a patrol office around midnight on Dec. 1, walking behind a business on the 500 block of East Middlefield Road. He was holding what appeared to be wire cutters, according to police spokeswoman Katie Nelson.

When stopped and asked to identify himself, the man gave the name and date of birth of someone else. A subsequent investigation revealed his true identity, though police did not immediately explain how.

The man was arrested on suspicion of false impersonation and booked into Santa Clara County jail.

—Kevin Forestieri

■ POLICE LOG

ASSAULT WITH DEADLY WEAPON

2100 block Showers Dr., 11/25

AUTO BURGLARY

- 1400 block N. Shoreline Blvd., 11/25
- 1100 block N. Rengstorff Av., 11/25
- 100 block Easy St., 11/25
- 700 block E. El Camino Real, 11/25
- 2500 block W. El Camino Real, 11/25
- Easy St. & Gladys Av., 11/26
- 2000 block W. El Camino Real, 11/26
- 1500 block N. Shoreline Blvd., 11/26
- 1500 block N. Shoreline Blvd., 11/26
- 1100 block N. Rengstorff Av., 11/26
- 1100 block N. Rengstorff Av., 11/26
- 1500 block N. Shoreline Blvd., 11/27
- 1 block W. El Camino Real, 11/27
- 700 block W. Dana St., 11/27
- 500 block N. Shoreline Blvd., 11/27
- 1100 block N. Rengstorff Av., 11/27
- 700 block E. El Camino Real, 11/27
- 700 block E. El Camino Real, 11/27
- 1 block W. El Camino Real, 11/27
- 700 block E. El Camino Real, 11/28
- 600 block W. El Camino Real, 11/28
- 1500 block N. Shoreline Blvd., 11/28
- 1 block W. El Camino Real, 11/28
- 2100 block Leghorn St., 11/28
- 1200 block Grant Rd., 11/29
- 700 block E. El Camino Real, 11/29
- 700 block E. El Camino Real, 11/29
- 700 block E. El Camino Real, 11/29
- 2400 block Charleston Rd., 12/1
- 800 block San Veron Av., 12/2
- 2400 block Charleston Rd., 12/2
- 1200 block Grant Rd., 12/2

BATTERY

Calderon Av. & W. Evelyn Av., 12/2

COMMERCIAL BURGLARY

- 300 block N. Whisman Rd., 11/23
- 500 block Ortega Av., 11/26
- 2500 block California St., 11/28
- 1900 block W. El Camino Real, 11/30
- 1500 block W. Middlefield Rd., 12/2

DRIVING UNDER THE INFLUENCE

W. Dana St. & S. Shoreline Blvd., 11/23
Barbara Av. & Fordham Way, 11/29

GRAND THEFT

- 400 block W. Evelyn Av., 11/25
- 600 block San Antonio Rd., 11/25
- 500 block Showers Dr., 11/28
- 900 block Rich Av., 11/29

IDENTITY THEFT

100 block N. Whisman Rd., 11/27

RECKLESS DRIVING

N. Shoreline Blvd. & Wright Av., 12/2

RESIDENTIAL BURGLARY

- 2600 block W. El Camino Real, 11/23
- 200 block Chiquita Av., 11/25
- 400 block Calderon Av., 11/26
- 1300 block Bonita Av., 11/30

STOLEN VEHICLE

- 200 block Ortega Av., 11/29
- 200 block Evandale Av., 11/30

VANDALISM

- 700 block Continental Cir., 11/26
- 800 block San Veron Av., 12/2

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MAGALI GAUTHIER

Daphne Ross, a volunteer with CSA, sorts through donated persimmons for the nonprofit's food pantry. CSA is one of seven local agencies that benefit from donations to the Voice's Holiday Fund.

Deepening housing crisis leaves CSA busier than ever

NONPROFIT SERVES AS THE LAST LINE OF DEFENSE AGAINST RISING HOMELESSNESS AND FOOD INSECURITY

By Kevin Forestieri

For several decades, the Community Services Agency (CSA) of Mountain View and Los Altos has been trying to solve a problem that's impossible to ignore.

Homelessness and poverty among several Bay Area counties have worsened in recent years, despite record low unemployment and an economy — by almost all measures — that is sailing toward a 10th straight year of growth. Mountain View had an estimated 37 homeless



residents in 2011, which has skyrocketed to 606 in 2019.

Income inequality and the rising cost of living are the likely culprits, squeezing families out of their homes and sometimes onto the streets, said Tom Myers, CSA's longtime executive director. The nonprofit has been providing food and shelter to needy residents

since the 1950s, but the problem was more invisible and easier to ignore back then, Myers said.

"The community does see the issues that we deal with as priorities now," he said. "Twenty years ago, there were people who just looked the other way or didn't want to deal with CSA and our issues. Now almost everybody understands that there is poverty in our community."

CSA, founded in 1957, has long been a backstop for

► See **CSA**, page 7

Design for new police headquarters underway

By Kevin Forestieri

The city of Mountain View is one step closer to replacing its aging downtown public safety building, launching an \$800,000 contract exploring new ways to renovate or relocate the police department's headquarters.

The 42,500-square-foot building on Villa Street serves as the city's central hub for emergency dispatch, police department operations and the Mountain View Fire Department's administration for close to 40 years. City officials say the building's unusual and rigid concrete design has been a headache for the police department every time it seeks to change its staffing and operations, making any interior layout changes "challenging and costly," according to a city staff report.

The contract with architectural firm SVA Architects Inc., which was approved by the City Council on the Dec. 3 consent calendar, will explore three options for what to do with the police and fire building: Retrofit and improve the structure, replace it, or build a new headquarters at a city-owned parking lot across the street.

Improving the existing building would add roughly 10,000 square feet of additional space, including a two-story structure that would serve as an emergency operation and communication center, provide more space for the police armory and storage and physically separate holding areas for adult and juvenile detainees.

Replacing the building would be more extensive and costly, but would provide much more space for police and fire operations to grow. The new building would have an estimated 72,000 square feet — a roughly 60% increase over today — and would provide multiple levels of parking and a significant 7,500 square feet devoted to evidence storage, kennels and bike storage.

If the department is moved across the street to the parking lot at the corner of Villa and Franklin streets (also known as Lot 11), city staff say there's room for a 7,500-square-foot firing range in the future.

Early cost estimates range from \$55 million to \$133 million depending on the option, and the project is expected to be financed through upcoming development in Mountain View. City staff say money to pay for the construction could come from a ground lease with the upcoming Ameswell hotel project on Moffett Boulevard, which is currently under construction.

Adding to the complexity of the project, essential police operations have to continue uninterrupted the entire time — even if the existing building is completely razed. If the existing building is upgraded, some police operations will need to be staged and temporarily relocated to Lot 11. Moving the police department headquarters to Lot 11 means the department can continue operations at its existing site uninterrupted before moving into its new home.

► See **HEADQUARTERS**, page 15

Services for sexual assault survivors coming to Stanford Hospital

By Elena Kadwany

Santa Clara County residents who have been sexually assaulted will be able to seek care closer to home starting in 2020 with the addition of a sexual assault forensic-exam (SAFE) team and rape crisis advocates at the new Stanford Hospital.

The county announced on Monday the new partnership, which coincides with a sharp increase in the number of reported sexual assaults in Santa Clara County: up 58% from 2015 to

2018, according to the county.

Currently, survivors of sexual violence typically must go to Santa Clara Valley Medical Center in San Jose for the forensic exams, often referred to as rape kits.

"For people who have already been traumatized, asking them to go to a remote location that is unfamiliar, away from friends, family, and home in their own community, I just think that further aggravates the trauma," Santa Clara County Board of Supervisors President Joe Simitian said in the announcement. "I'm hopeful

that having a SAFE site here in a more familiar environment, closer to home, can lessen some of that trauma."

The new location for the response team, expected to open in February, will be at the new hospital's emergency department and will run 24 hours a day with specially trained nurses on call to perform the exams. The exams are meant to happen soon after a sexual assault — within 72 hours — so DNA and other physical evidence can be collected and preserved. Victims do not have to

report their assault to the police in order to undergo the exam. The services will be provided by Valley Medical Center, but housed at Stanford Hospital.

A year ago, Simitian wrote to Stanford President Marc Tessier-Lavigne to voice concern about the limitations of a proposal to open a pilot clinic at the university's Vaden Health Center that would be open on weekends and only serve victims who were assaulted in locations that fell under the Stanford Department of Public Safety's jurisdiction.

Stanford had approached the county in 2017 about the possibility of opening a center to provide sexual assault forensic exams in the area, according to a letter from Tessier-Lavigne at the time. The clinic was to be piloted at Vaden on the weekends and would not provide medical services to survivors.

The university said at the time that it planned to launch at the new hospital, once it opened, a more fully fledged center that

► See **STANFORD**, page 15



Mountain View Voice

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CSA

► Continued from page 5

families who are struggling to pay the bills in Mountain View, Los Altos and Los Altos Hills. About half of its \$4.5 million budget goes straight into assistance programs to stave off homeless, including free groceries, rental assistance and even car repairs — both ongoing and one-time help that can save families on the brink of homelessness.

CSA is also one of seven nonprofit organizations serving Mountain View residents that benefit from the *Voice's* annual Holiday Fund. Donations to the fund are divided equally among the nonprofits and are administered by the Silicon Valley Community Foundation at no cost, so 100% of contributions go to the recipients.

Myers, who recently celebrated his 20th year leading the nonprofit, said CSA's scope of work has rapidly evolved over the last two decades to meet the rising needs in the community. When he left his job overseeing fundraising and public relations for a local AIDS organization to join CSA in 1999, he said the nonprofit was probably best known as a soup kitchen. It served daily meals to a group of about 30 to 40 low-income and homeless residents, almost all of whom were middle-aged men.

It was around then, he said, that CSA shifted gears and ditched the soup kitchen for pantry services, giving clients access to fresh fruits and vegetables, eggs, meat and other ingredients that empowered them to make their own meals. It exploded in popularity, he said, with a broad cross-section of ages and families with children participating. Currently, that pantry gives out 1.5 tons of food daily and feeds about 3,600 people each year.

CSA used to operate a homeless shelter at local churches on a

rotating basis, which Myers concedes wasn't a great service for its clients. The number of people each church could accommodate changed each time it moved — some supporting only nine or 12 people — and participants would have to adjust to a new location every month. It was a controversial decision, Myers said, but spending resources on case management and finding permanent housing was better than on tenuous shelter space.

"We were spending all this time and all this energy to put people in this shelter that's just going to close down and rotate in 30 days," Myers said. "The bottom line is you want to get people into housing."

Though CSA's services are geared almost entirely toward helping low-income people, it also runs one of the most successful senior nutrition programs in Santa Clara County. The organization serves up hot lunches five days a week at the Mountain View Senior Center, just shy of 33,000 meals in the 2018-19 fiscal year. Attendees speak highly of the food quality, Myers said, and it gives older adults a chance to socialize and fend off isolation and loneliness.

Each year, about 3,500 people receive help from CSA's homeless prevention services, which encompasses services like one-time financial assistance for rent or utility bills or vouchers for work clothes or transportation. That help extends to car repairs that families can't afford to pay, which has taken on a particular importance in Mountain View in recent months. The city is expected to open three "safe parking" sites for homeless residents who live in cars and RVs, and some of CSA's clients need to repair their four-wheel homes in order to participate.

Rather than cutting a blank check, clients have to provide estimates from three different mechanics and seek out the best

deal. But Myers said case managers at the nonprofit guide them through the process. Some car mechanics have been huge supporters of CSA's clients, but he declined to say which ones.

A report released earlier this year found that homelessness in Santa Clara County has increased by 31% over the last two years, rising to 9,706 homeless residents in January 2019. Similar increases were also reported in other Bay Area counties, with homelessness increasing by 30% in San Francisco, 45% in Alameda, and 21% in San Mateo counties.

Though the public focus and media attention has been on homelessness, Myers said it's really just the tip of the iceberg. Only about 10% of CSA's clients are unhoused, and the other 90% are right on the edge of losing their homes. Similarly, residents living in RVs and other oversized vehicles in Mountain View have been a divisive topic for residents, yet they only represent a small fraction of the local homeless population. More than twice as many are living in cars.

"Of the people who come to us for services who are homeless, only 9% live in RVs, while 25% live in cars," he said. "Cars are a much bigger issue and all of that is still less than half of the total number of homeless people."

Some of the most hot-button issues in Mountain View revolve around homelessness and housing affordability, whether it be the density of new residential development, the recently passed ban prohibiting oversized vehicles on city streets or rent control. This leaves CSA's leadership in a tricky spot as an agency, striving to stay neutral while also advocating on behalf of its mission and the clients it serves.

Myers said it's gotten to the point where, for the first time, CSA's board of directors has established a "public policy" committee aimed at striking

that careful balance and avoiding politicizing an organization that has enjoyed the support of residents with divergent views on some of the city's most controversial topics.

"Ultimately our job as a nonprofit is to not to be overly political or advocate for one particular way of thinking over another," he said. "The No. 1 thing we have to do as a nonprofit is to make sure our eyes are always on the prize, which is making sure the people in this town have services."

Reflecting on his 20 years with CSA, Myers said he doesn't see himself leaving the organization

anytime soon. Despite offers and advice to move on to a larger regional nonprofit, he said he grew up in Mountain View and feels firmly rooted to the welfare of the city's residents. It's always been a bastion of diversity compared to other neighboring cities, and he worries that could erode someday.

"I feel strongly that a healthy community is one that is diverse, and that includes economic diversity," he said. "Mountain View has always reflected that economic diversity, but we are in danger of losing that." ■

Email Kevin Forestieri at kforestieri@mv-voice.com

■ COMMUNITY BRIEFS

GOOGLE CO-FOUNDERS STEP DOWN

In a surprise announcement Tuesday, Sergey Brin and Larry Page said they were stepping down from their leadership positions at Alphabet, the overarching conglomerate that owns Google, Waymo and a host of other tech companies.

Brin and Page, who famously co-founded Mountain View-based Google in 2004 and grew it into a \$790 billion tech giant, said they were handing over their responsibilities to Sundar Pichai, who will serve as CEO of both Google and Alphabet. Brin previously served as Alphabet president and Page as CEO after it was formed in 2015.

In a company blog post announcing the news on Dec. 3, both Google founders gave little insight as to why they were stepping away from their executive roles at Alphabet. Since Alphabet is now well-established, they said it made sense to "simplify" the management structure.

"We've never been ones to hold on to management roles when we think there's a better way to run the company," the company blog post said. "And Alphabet and Google no longer need two CEOs and a president."

Brin and Page said they would continue to remain involved in the company as Alphabet board members.

—Mark Noack

POP-UP ARTISAN MARKET RETURNS

Downtown shoppers looking for a personal touch during the gift-giving season are in luck. Mountain View's pop-up artisan market is returning for its third year, bringing with it an eclectic mix of locally handcrafted goods.

ArtPop, launched in 2017, is a holiday-themed market that gives local artisans and artists a place to sell goods in prime shopping areas in Mountain View. It also acts as a fundraiser for local schools and homeless support programs.

The market will be returning to 275 Castro St. on Friday, Dec. 6, and this year will have a mix of fashion accessories, home decor, art and holiday-themed items — handmade by local residents of all ages and backgrounds, according to an announcement by ArtPop. One of the vendors, Mountain View High School student Ally Spray, silk-screened her artwork onto tote bags and mugs.

Originally launching in the Clarkwood Center strip mall on El Camino Real before migrating to downtown Mountain View, ArtPop does not have a permanent location. Other potential locations this year included the San Antonio shopping center and downtown Los Altos, which fell through in favor of returning to the same vacant storefront as last year.

A portion of the sales on Dec. 13 will be donated to three local school foundations, benefiting the Mountain View Whisman, Los Altos and Mountain View-Los Altos High school districts. A similar fundraiser will be held again on Dec. 21, with proceeds going to Hope's Corner, a nonprofit that provides weekend meals and shower services for needy residents.

The artisan market will be open through Dec. 22 on Fridays from 11 a.m. to 8 p.m.; Saturdays from 10 a.m. to 9 p.m.; and Sundays from 11 a.m. to 6 p.m.

More information can be found online at facebook.com/ArtPopOnCastro.

—Kevin Forestieri

MEET THE VOICE AT THE TREE LIGHTING

Mountain View's annual Community Tree Lighting Celebration is set for 5:30-7:30 p.m. on Monday, Dec. 9, at Civic Center Plaza. While the city recently removed the big, ailing cedar tree that's been bedecked with lights for many years, a new (and much smaller) tree has taken its place. The traditional carolers, visits with Santa and children's activities will continue this year, and the Mountain View Voice staff will be handing out treats.



MAGALI GAUTHIER

FEES

► Continued from page 1

were selling off all 330 apartments at the San Antonio shopping center to the Brookfield Property Group, a Manhattan-based investment firm. The sale was for \$292 million, nearly double the property's assessed value from when it was completed in 2015. City officials say they are working to contact Brookfield to inform them of the unpaid debt on the property.

Like hundreds of newer apartments in Mountain View, The Village apartments are exempt from the city's rent control law. Under state law, apartments built and occupied after 1995 cannot be restricted by local rent regulations. However, Mountain View regulations still require such properties to pay the annual CSFRA fee even though most aspects of the law don't affect them.

Other large properties that have failed to pay their fees include the 80-unit Redwood Villa apartments at 1981 Montecito Ave., which currently owes more than \$22,000. Last year, attorneys representing Redwood Villa filed a lawsuit against the city of Mountain View, arguing



MAGALI GAUTHIER

Owners of The Village at San Antonio Center owe more than \$40,000, topping Mountain View's list of landlords who haven't paid their annual fees to the city's rent control program.

that because it is a senior home it should be exempt from the city's rent restrictions and fees. That case remains open in Santa Clara County Superior Court.

The third largest unpaid sum is for the 88-unit Palmetto apartments, located at 2235 California St. As of this week, city housing officials say the property owner, Saratoga Capital, contacted them and said they would pay the debt.

Under city rules, all unpaid CSFRA fees are charged a 1% late penalty per month, a

surcharge similar to other city fees. Speaking to the *Voice*, van Deursen said that if outstanding fees languish for too long, the city could take more forceful measures, such as hiring a collection agency or taking legal action.

Currently, city housing officials send out annual invoices and regular reminders to apartment owners.

According to the CSFRA, landlords who are delinquent in paying their fees could lose their ability to raise rents or

evict tenants. If an eviction or rent increase prompts a civil lawsuit, a judge is required to rule in favor of the tenant if the landlord failed to pay the city's CSFRA fees or meet its other requirements. It is unclear whether this provision of the rent control law has ever been exercised by tenants.

The city's Rental Housing Committee has been reluctant to take stronger enforcement measures despite requests by city staff. In October, the city's CSFRA team recommended sending out compliance letters and possibly increasing penalty fees to nudge more landlords to follow the rules. Under the plan proposed by city staff, apartment tenants could receive notification if their landlord is failing to meet their legal requirements.

But three members of the Rental Housing Committee argued that alerting tenants would be an overreach. Committee member Vanessa Honey said she was worried that the scope of the city's enforcement would endlessly expand.

"It's supposed to be a little courtesy letter. I'm not in support of any of this," she said. "We were asked a simple question, and we're making it bigger

and bigger."

In an effort to reach a consensus, the Rental Housing Committee watered down the compliance steps so that only landlords are notified of unpaid fees. Honey voted against sending out compliance letters, while committee member Julian Pardo de Zela abstained. Both members also opposed researching other options to encourage landlord compliance.

A judge is required to rule in favor of the tenant if the landlord failed to pay Mountain View's CSFRA fees.

It was a decision that still rankles other RHC members.

"I'm frustrated with the make-up of this committee," said RHC member Susyn Almond. "There's no will to increase the scope, and now I see that there's also no will to get landlords who aren't complying to do so." ▀

Email Mark Noack at mnoack@mv-voice.com

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Public Notices

995 Fictitious Name Statement

SUPREME POOL SUPPLIES & MORE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: FBN660453

The following person (persons) is (are) doing business as:
Supreme Pool Supplies & More, located at 1194 Boranda Ave., #2, Mountain View, CA 94040, Santa Clara County.
This business is owned by: An Individual.
The name and residence address of the registrant(s) is(are):
DIANA OROZCO
1194 Boranda Ave. #2
Mountain View, CA 94040
Registrant began transacting business under the fictitious business name(s) listed above on 11/08/2019.
This statement was filed with the County Clerk-Recorder of Santa Clara County on November 8, 2019.
(MVV Nov. 15, 22, 29; Dec. 6, 2019)

SEAPHOENIX
FICTITIOUS BUSINESS NAME STATEMENT
File No.: FBN660730

The following person (persons) is (are) doing business as:
SeaPhoenix, located at 690 Picasso Ter., Sunnyvale, CA 94087, Santa Clara County.
This business is owned by: An Individual.
The name and residence address of the registrant(s) is(are):
CHEN FENG NG
690 Picasso Ter.
Sunnyvale, CA 94087
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Santa Clara County on November 18, 2019.
(MVV Nov. 29; Dec. 6, 13, 20, 2019)

RACHEL'S HEART THERAPY
RACHEL NOVA
FICTITIOUS BUSINESS NAME STATEMENT
File No.: FBN660321

The following person (persons) is (are) doing business as:
1.) Rachel's Heart Therapy, 2.) Rachel Nova, located at 1049 El Monte Ave., Ste. C #651, Mountain View, CA 94040, Santa Clara County.
This business is owned by: An Individual.
The name and residence address of the registrant(s) is(are):
RACHEL ELIZABETH HOWARD
1950 Stockbridge Ave.
Redwood City, CA 94061
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Santa Clara County on November 4, 2019.
(MVV Nov. 29; Dec. 6, 13, 20, 2019)

24 HOUR FRIENDLY HOME CARE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: FBN660995

The following person (persons) is (are) doing business as:
24 Hour Friendly Home Care, located at 530 Showers Dr., Ste. 7, #422, Mountain View, CA 94040, Santa Clara County.
This business is owned by: An Individual.
The name and residence address of the registrant(s) is(are):
LONGOMOELOTO TUKITO A
6 Newell Ct.
Palo Alto, CA 94303
Registrant has not yet begun to transact

business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Santa Clara County on November 27, 2019.
(MVV Dec. 6, 13, 20, 27, 2019)

997 All Other Legals

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
HOWARD L. ALBERTSEN III
Case No.: 19PR187147
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HOWARD L. ALBERTSEN III aka HOWARD LAMBERT ALBERTSEN.
A Petition for Probate has been filed by: HOWARD L. ALBERTSEN IV in the Superior Court of California, County of SANTA CLARA.

The Petition for Probate requests that: HOWARD L. ALBERTSEN IV be appointed as personal representative to administer the estate of the decedent.
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 December 19, 2019 at 9:01 a.m. in Dept.: 13 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:
Peter Bajorek, Esq.
111 N. Market Street, Suite 300
San Jose, CA 95113
(408) 642-5348
(MVV Nov. 22, 29; Dec. 6, 2019)

SAN ANTONIO

► Continued from page 1

and rejected allowing it to move forward on a 3-2 vote.

Since then, the building has been sanded down and adjusted to win the favor of the City Council. Overall square footage dropped by 40,000 square feet, the street-facing portion of the building was reduced to six stories, and enlarged covered walkways around the building have been added to make it more pleasant for pedestrians at one of the neighborhood's major intersections.

The project would have ground-floor retail space and three levels of underground parking, which would be connected to adjacent parking lots built by Merlone Geier in past development phases. Even with the adjustments, council members who voted for the project had significant reservations. Councilman John McAlister called the proposal boxy, stark and sterile, and badly in need of some kind of aesthetic improvements to the corner.

"If they come back with this I would not be very happy, to see the same square edges," he said.

Other council members in support of the project said they were willing to let the proposal move forward because of its importance to the broader development plans for the San Antonio shopping center. The Los Altos School District is planning to purchase 11.65 acres of land near the corner of Showers Drive and California Street for \$155 million, and is relying heavily on developers to offset the staggering cost.

Through a process called the Transfer of Development Rights



MAGALI GAUTHIER

The Milk Pail Market building, a low-rise throwback to an earlier era, stands out among the multi-story new buildings at San Antonio shopping center.

(TDRs), the Los Altos School District would under-develop the property as a school campus and sell to developers the remaining density rights — about 610,000 square feet. About one-fourth of that development, 150,000 square feet, was sold to Merlone Geier, which seeks to use all it to boost the density of the office building at the corner of San Antonio Road and California Street.

Councilwoman Alison Hicks said she was uncomfortable with the amount of office space in the face of the regional housing shortage, as well as with the appearance of the building, but she wasn't ready to deny a project so integral to the school district's plans.

"I feel like as this point I want to see a school and a park, and don't want to throw a wrench in it," she said.

Mayor Lisa Matichak, who voted against the proposal, said she wasn't sold on the idea that the school district's plans would be in limbo without the seven-story office building. She said she would prefer to see housing

instead of offices, and that other developers are likely willing to buy the development rights if Merlone Geier decides to pull out.

"We all want to support having a school in Mountain View, but I can do better than this when it comes to how those TDRs are used and where they're used," Matichak said.

Councilwoman Margaret Abe-Koga also voted against the proposal, which she said would turn the entire block of San Antonio Road into a "wall" of tall buildings, which wouldn't be appropriate for the California Street intersection. Housing is under construction across the street in two directions, and her hope was to reduce building heights around residential uses.

"I'm not convinced yet that this is the best use of this corner," she said.

Councilman Lucas Ramirez recused himself because he lives near the project, a potential conflict of interest.

With Tuesday's vote, City Council members have now given the green light to four projects that are seeking to use development rights purchased by the Los Altos School District. Other projects include a 460-unit housing development on East Middlefield Road and an 11-story housing development on Logue Avenue, as well as office buildings on Fairchild Drive and N. Bernardo Ave. — all four located within the East Whisman area. Other buyers of development rights have yet to submit formal development applications.

The school district is seeking to sell 610,000 square feet of development rights for a total of \$79.3 million. The district is also planning to immediately resell 2 acres of the land it purchases to the city of Mountain View for \$20 million — to be used as a city park — and will receive \$23 million in park funds from the city to operate joint-use open space adjacent to the school structures.

Add in expected developer contributions, and the school district is bringing down its share of the costs from \$155 million to an estimated \$27.7 million. ▣



2019 ANNUAL FLUSHING PROGRAM

The City of Mountain View continues its annual water system flushing program. Flushing will be complete by approximately March 2020.

The City understands the importance of saving water, but flushing the system is a critical component of maintaining water quality. Water main flushing is a process used to clear water lines of sand and sediment that may have accumulated during the last year. Signs and barricades will be posted in neighborhoods the day before flushing is to take place to alert residents.

If you would like more information about the City's water main flushing program, or have questions or concerns while City personnel are in your neighborhood flushing water mains, please contact the City's Public Services Division at 650-903-6329, or visit our website at www.mountainview.gov.

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VTA Light Rail Changes

Light Rail will now have three distinct lines, which will be color-coded, and the new Orange Line will connect Downtown Mountain View to the Milpitas Transit Center. During weekday peak hours, service will be every 15 minutes and weekend peak hours will be every 20 minutes.

Orange Line – Alum Rock to Mountain View

- Transfer at Baypointe for the Blue Line
- Transfer at Champion, Lick Mill, Great America or Old Ironsides for the Green Line

Blue Line – Santa Teresa to Baypointe

Green Line – Winchester to Old Ironsides

Other Changes to Light Rail

- The light rail segment from Ohlone/Chynoweth to Oakridge will be discontinued and will now be served by Route 64a.
- I-880/Milpitas station renamed to Alder Station
- Montague Station renamed to Milpitas Station
- New Route 60 will serve SJC, Valley Fair/Santana Row, Downtown Campbell and Milpitas Transit Center.
- Only passengers boarding from SJC will board Route 60 for free.

The Frequent Bus Network

will operate every 15 minutes or better on weekdays between 6:30 a.m. and 6:30 p.m. and every 15 to 30 minutes on weekends.

- Rapid 500** San Jose Diridon Station to Downtown San Jose
- Rapid 522** Palo Alto Transit Center to Eastridge Transit Center
- Rapid 523** Lockheed Martin Transit Ctr to Berryessa Transit Ctr
- Route 22** Palo Alto Transit Center to Eastridge Transit Center
- Route 23** De Anza College to Alum Rock Transit Center
- Route 25** De Anza College to Alum Rock Transit Center
- Route 26** West Valley College to Eastridge Transit Center
- Route 57** Old Ironsides Station to West Valley College
- Route 60** Milpitas Transit Center to Winchester Transit Center
- Route 61** Good Samaritan Hospital to Sierra & Piedmont (via King/Mabury)
- Route 64** Almaden & Crown to McKee & White
- Route 66** Kaiser San Jose to Milpitas/Dixon Landing Road
- Route 68** Gilroy Transit Center to San Jose Diridon Station
- Route 70** Eastridge Transit Center to Milpitas Transit Center
- Route 72** Senter & Monterey to Downtown San Jose
- Route 73** Monterey & Branham to Downtown San Jose
- Route 77** Eastridge Transit Center to Milpitas Transit Center



Improved Bus Routes

- Route 20** Sunnyvale Caltrain Station to Milpitas Transit Center; 15-minute frequency during commute periods and 30-minute frequency in midday.
- Route 21** Stanford Shopping Center to Santa Clara Caltrain station; a merger of Routes 32 and 35 into a single route.
- Route 51** Moffett Field to West Valley College; hourly service on weekdays.
- Route 56** Lockheed Martin Transit Center to Tamien Station; 30-minute service on weekdays and weekends.
- Route 59** Old Ironsides Station to Valley Fair Transit Center; 30-minute frequency on weekdays and hourly on weekends.

Bus Routes that have been discontinued or changed: Bus Routes that have been discontinued or changed: Routes 17, 34, 45, 58, 88; Limited Routes 304, 321, 328 and 330; Express Bus 120, 140, and 180 will be discontinued. Express Bus 181 will continue to operate until BART service opens. Contact VTA for other options.



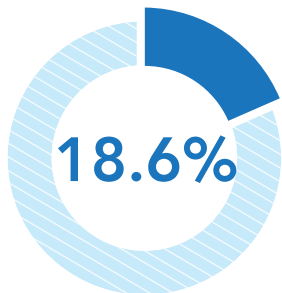
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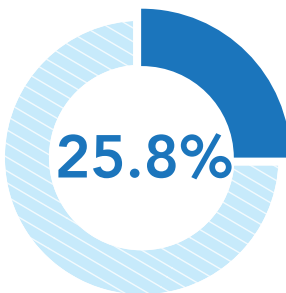
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A radio 'Miracle'

LOS ALTOS STAGE COMPANY OFFERS A VINTAGE-STYLE RADIO PERFORMANCE OF A CHRISTMAS CLASSIC

By Sue Dremann

Theater Review

It's Dec. 22, 1947, a little over two years and three months after the end of World War II. War-weary Americans have every reason to be pessimistic about the future of humankind. But a Christmas tale is about to bring hope to millions of radio listeners.

"Faith is believing when common sense tells you not to. Don't you see? It's not just Kris that's on trial, it's everything he stands for. It's kindness and joy and love and all the other intangibles," says Fred Gailey, the attorney for Kris Kringle (aka Santa Claus), in "Miracle on 34th Street."

The movie of the same name was released in the spring of 1947, and it's become a classic. But few people know that months later it was broadcast as a radio play on Lux Radio Theater, starring some of the film's same actors: Maureen O'Hara as the cynical Doris, John

Payne as idealistic Fred Gailey, Natalie Wood as Susan and Edmund Gwenn as twinkly-eyed Kris Kringle.

Now Los Altos Stage Company has reprised the radio play, staging a live musical version adapted from the 1947 Lux Radio broadcast that in these cynical times will have audiences believing in the value of those same "intangibles."

Directed by Allie Bailey, with Benjamin Belew-Sakaguchi as musical director and Karen Law as assistant director and choreographer, the play follows a script by Lance Arthur Smith and original songs and arrangements by Jon Lorenz, commissioned by the San Diego Musical Theatre to create the production.

Los Altos Stage Company's version has some solid merits and

Los Altos Stage Company's "Miracle on 34th Street" features Vanessa Alvarez as Olivia Glatt, Daniel Zafer-Joyce as Grady Williams, Mary Melnick as Cordelia Ragsdale and Bryan Moriarty as Wallace Ainsley.



COURTESY OF RICHARD MAYER

some disappointments, but it's still worth seeing. It faithfully recreates a retro radio-broadcasting studio, right down to the sound booth, microphones and Foley instruments for realistic sound effects. An old-fashioned free-standing radio is stage left and brightly lit; vintage "applause" signs cue the audience when to clap. It creates the right ambiance for a live radio performance in the 1940s.

The actors — performing live from "KLASC radio" in Los Altos — sing advertising jingles from

the era in between snacking and sipping wine and other alcohol-based beverages while off-mic, much like they might have done in a real studio around holiday time.

Bill C. Jones (a regular at Los Altos Stage) is an affable, low-key Santa bent on valuing the "spirit of Christmas" more than profits, sending customers off to other stores when Macy's doesn't have what they want. But his role, which was so prominent in the film version, is largely pushed to the back of the set, and that was

deeply disappointing. What we want is Santa Claus, with all of his twinkly-eyed mirth, roundness and warmth. But we never get that.

There's no ho-ho-ho to this Santa Claus. The only time we see him truly featured and animated is when his even-keeled mein gets challenged by phony Macy's psychiatrist Granville Sawyer, whom he clocks on the head with his self-crafted cane made from a reindeer-sled runner with a silver top.

In a sense, it's not Santa Claus who's the main character in this play, but the radio performance itself.

The other actors dominate. Daniel Zafer-Joyce, who debuts at Los Altos Stage Company in this production, has a fine voice and the right look as a boyish Fred Gailey.

Bryan Moriarty switches deftly in various roles, including the pompous R.H. Macy and Mr. Shellhammer, Doris Walker's anxious boss, among other roles. (Sadly, the hilarious Mrs.

► See 'MIRACLE', page 15

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HOUSING

▶ Continued from page 1

downtown Mountain View.

The twist was the Villa Street project was inextricably linked to a 48-unit apartment building about four blocks away on Mariposa Avenue. The Mariposa apartments are dilapidated and desperately in need of repairs, and the developer said it made sense to tear the whole place down. But there are 44 families still living there, so Prometheus officials proposed a trade. If they rehabilitated the Mariposa apartments, they asked the city to nix the 34 subsidized apartments they would be required to include at the Villa Street project.

When Prometheus first proposed the idea in June, it led to a desperate scene as the predominately Latino families living at Mariposa implored the City Council to approve the luxury apartments. Parents described the run-down Mariposa apartments as their only option for staying in Mountain View. Children told the council they would be forced to change schools and lose friends.

Those families returned to the City Council on Tuesday and again urged the city to find some way to save their homes.

"We need diversity in Mountain View, and preserving these affordable units is a good way to preserve the people here in our city," said Fernando Romero, a

city human relations commissioner who lives at the Mariposa apartments. "We've had a lot of projects where people had to leave their homes, and we don't want that to happen anymore."

While City Council members gave tentative support for the proposal in June, they stipulated that they needed to crunch the numbers to make sure that it balanced out.

At the Tuesday meeting, city staff reported the deal wasn't as good as it seemed. It would be about \$8 million cheaper for Prometheus to fix up the Mariposa apartments instead of building 34 new affordable apartments, reported senior planner Matthew VanOosten.

Instead, he and other city planning staff proposed a "hybrid option" that would attempt to preserve affordable housing at both sites. If the city chips in about \$8.2 million, then Prometheus might be willing to relinquish the Mariposa property while still building 17 affordable apartments at Villa Street. The 48 apartments at Mariposa would be managed by the affordable housing nonprofit Bridge Housing.

It was an idea immediately embraced by everyone at the dais, many calling it a "win-win." Councilman John McAlister beamed with pride, happy that his idea of having the city buy up older apartments was finally being taken up.

"Persistence pays off," he said. "I think this will be the start of many things we will do to prevent the removal of naturally affordable units."

Then the deal swiftly fell apart. Stepping up to the podium, Prometheus vice president Jon Moss warned that there are other looming factors that make it difficult to swap housing. In particular, he took aim at construction trade unions and the extra costs if the project has to follow prevailing wage rules. Just to fix up the Mariposa apartments would cost \$2 million more, and if prevailing wages extended to the Villa Street project, it would make construction \$40 million more expensive, he said. That would be a complete deal breaker and his firm would just scuttle the whole project, he said.

"If we're exposed to affordable housing requirements that could be anything under the sun, it'd be opening up Pandora's box," he said. "It's not inconceivable that labor could make the claim that prevailing wages should be mandated for the entire project."

Due to a 2013 ordinance, Mountain View requires that all affordable housing projects using city funds pay prevailing wages to all construction workers. As of 2018, state law imposes similar requirements. Prevailing wage rules can increase the public costs of low-income housing projects anywhere from 9% to 37%, according to a 2005

University of California at Berkeley study.

The city's hybrid plan to save affordable housing at Mariposa and Villa was acceptable in concept, Moss said. But he warned that dedicating city funds, even indirectly, toward the Villa Street project could mean it is also subject to the city's prevailing wage law. It was a risk that city attorneys eventually acknowledged was plausible.

At the meeting, Josué García of the Santa Clara Building & Construction Trades Council was asked repeatedly by council members if he would limit prevailing wage rules to only the Mariposa site. He explicitly avoided making any commitments, but he said he was willing to negotiate with Prometheus.

"We always negotiate in good faith. All I'm asking is for you to trust us," García said. "Wage theft and worker abuse continues to happen in this area. The city has more leverage here, and I suggest that you take advantage of it."

If the city couldn't make a deal work, Prometheus was content to just build the Villa Street project, Moss said. Left unsaid was the likely outcome that the Mariposa apartments would be razed and 44 families would lose their homes.

Council members, scrambling to keep any deal alive for the two sites, started spitballing ideas. Councilman Chris Clark

proposed having the city foot the bill for the added prevailing wage costs. Other council members tinkered with different sets of requirements if Prometheus wasn't able to negotiate a deal with the labor unions.

Ultimately, the City Council decided to extricate any public funding from the project, essentially sidestepping the city's own prevailing wage laws. Council members tabled their discussion for about an hour as a team of Mountain View planners did the math for how much affordable housing they could expect without paying a dime from the city's coffers. City planners later reported that the city should require seven below-market-rate apartments at Villa in addition to rehabilitating the Mariposa homes.

Moss said he disagreed with the city's calculation, warning he would rescind the whole project rather than build the seven affordable units. Making a motion, Councilman Clark lowered the requirement to five affordable units, which the council unanimously approved.

As part of their decision, city officials are leaving open the possibility that Prometheus and labor representatives can reach a deal in the coming weeks over the prevailing wage requirements. If that issue can be resolved, city officials say they may be able to build more affordable units. ■

Email Mark Noack at mnoack@mv-voice.com

STANFORD

▶ Continued from page 5

would serve all people in northern Santa Clara County.

"This partnership with Santa Clara County has allowed Stanford Health Care the opportunity to provide a private and supportive setting in our new emergency department where the county's sexual-assault response team can deliver the highest level of compassionate care," Stanford Health Care President and CEO David Entwistle said on Monday. "We're proud to make this important service available to our surrounding community, which will help patients obtain this essential care more easily."

Monday's announcement noted that over the last year, the

For immediate in-person crisis assistance and counseling services, victims of sexual violence can contact YWCA's 24-hour support line at 800-572-2782.

county has taken several steps to make sexual-assault exams more accessible, including by working to set up a sexual-assault forensic exam site to serve south county residents, which is opening soon; increasing the number of full-time staff for the Santa Clara Valley Medical Center SAFE program; increasing the number of on-call SAFE nurses staffing the program on nights and weekends; and offering more training for the specialized work of sexual assault medical forensic exams.

The county also recently authorized additional funds to support the YWCA and Community Solutions, the county's two rape-crisis centers, to provide more rape-crisis advocates to serve clients in the two new SAFE centers in north and south county areas.

Valley Medical Center, the local Police Chiefs' Association, the District Attorney's office and its crime laboratory, and the YWCA and Community Solutions recently signed new shared protocols "outlining procedures and cooperation aimed at responding to sexual assault in a coordinated manner that supports the survivor," according to the county announcement. ■

Email Elena Kadvary at ekadvany@paweekly.com

'MIRACLE'

▶ Continued from page 14

Shellhammer from the movie doesn't make an appearance.)

Mary Melnick brings a spirited performance as the skeptical and jaded Doris Walker. One of the warmest performances came from Vanessa Alvarez. She plays various female-character roles and brought the most rounded and powerful voice to the stage.

Ken Boswell does a crisp job as radio announcer and Foley artist, creating the sound effects, and he doesn't get in the way of the other performances. The piano by Belew-Sakaguchi, however, was a bit overpowering at times and swamped some of the singers' voices.

My favorite performance was by 13-year-old Venice Ella Mayor, who plays Susan Walker, the spunky little girl who doesn't believe in Santa Claus. Her performance was full of spirit, and she is clearly going to be one to watch. (After her solo performance of "I Believe in You," veteran performer Jones, still in his Santa role, was clearly congratulatory when she returned to her seat beside him.)

The period costumes, set and

sound effects make for some of the production's most interesting features, as do the old-fashioned jingles about Lux soap, Tupperware and Camel cigarettes. The original musical numbers didn't have any standouts and were mixed with other traditional holiday songs. That wasn't necessarily a bad thing; the audience was clearly cheerful when the performers broke out in something familiar, but they did seem a bit incongruous in the sense that they felt like filler.

Still, I liked "Miracle on 34th Street," the musical. It had the right feel of a radio show and it was uplifting. In an age when many people feel we've lost touch with those intangibles like kindness and love and joy, it just might be a balm needed for these fraught times. ■

■ INFORMATION

What: "Miracle on 34th Street: A Live Musical Radio Show" by Los Altos Stage Company.
Where: Bus Barn Theater, 97 Hillview Ave., Los Altos.
When: Wednesdays-Saturdays, 8 p.m.; Sundays 3 p.m., through Dec. 22.
Tickets: \$30-\$38; \$20 students.
Info: 650-941-0551; losaltosstage.org.

HEADQUARTERS

▶ Continued from page 5

When the council last reviewed the possibility of a new police department headquarters, some council members lamented that the process has dragged on so long. Discussion on the topic spans back to at least 2013, yet

the project isn't slated to be approved until 2021 and a construction timeline has yet to be determined. The delays are due largely to uncertainty over how to fund the project, according to city staff.

Police officials have not publicly advocated for any of the three options to date, pending the

architectural analysis, according to police spokeswoman Katie Nelson.

"We, collectively as a city, won't be making any decisions until after we allow the architect to assess and analyze the three options," Nelson said. ■

Email Kevin Forestieri at kforestieri@mv-voice.com



The Midpeninsula may be heading into a wet winter, but that doesn't mean you have to stay stuck at home. There's a plethora of classes offered this season to satisfy every niche, hobby and passion, so we compiled this resource guide to let you know what activities are being offered throughout the area. The extensive list covers programs for the arts, career and test prep, fitness and more. Whether you've been planning on learning a new language, a new instrument, or taking a new yoga class, or perhaps all of the above, now's the perfect time to do so. Our Winter Class Guide will tell you where to go and who to call.

Academic achievers

Flex College Prep

4600 W. El Camino Real,
Suite 201, Los Altos
650-437-8716
flexcollegeprep.com

Flex College Prep assists high school students with college applications and essays and preparing for SAT, ACT and AP tests. It also offers tutorial sessions for

high school subjects, as well as some programs for middle school students.

Zenith Tutoring

1000 Elwell Court, Suite 160,
Palo Alto
650-823-4703

zenithtutoring.com
Zenith Tutoring offers SAT and ACT exam preparation, online classes and coaching through the

college application process, as well as private tutoring.

Dance

Alberto's Salsa Studio & Ultra Lounge

736 W. Dana St., Mountain View
408-460-0448 / albertos.com

Alberto's holds lessons throughout the week for salsa (Tuesdays, Thursdays and Fridays), bachata (Wednesdays) and tango (Sundays) styles of dancing for beginners and those with more experience.

Bayer Ballet Academy

2028 Old Middlefield Way,
Mountain View
650-988-9971

bayerballetacademy.com
Bayer Ballet Academy is a school of Russian ballet that teaches the Vaganova method beginning with children at age 3. The academy offers a variety of classes to prepare students for the professional level, as well as a new program specifically for boys.

Dance Connection

4000 Middlefield Road, L-5,
Palo Alto
650-852-0418

danceconnectionpaloalto.com
Dance Connection offers a preschool combination class for children beginning at age 3, graded classes for youth and adults, and other programs to meet dancer's needs. Ballet, jazz, hip-hop, lyrical, Pilates and more are available for students at various levels of ability. Registration for winter 2020 is open.

Lively Foundation

Mountain View Masonic Center,
890 Church St.,
Mountain View
650-969-4110

livelyfoundation.org
The Lively Foundation offers private and small group classes for adults in all levels of contemporary dance, ballet, yoga and meditation, as well as classes in ballet, creative movement and storytelling for youth.

HaoExpression

740 Sierra Vista Ave., Unit G,
Mountain View
408-636-3123 / haoexpression.com

HaoExpression is a collective of dance and performance artists who teach ballet, creative dance, movement acting and other disciplines to youth and adults year-round.

Mambonova Dance Company

223 Moffett Blvd., Mountain View
925-250-9552 / mambonova.net

Mambonova Dance Company offers group lessons in salsa and bachata. Private dance classes are also offered for individuals and couples.

New Century Dance

1205 W. El Camino Real,
Sunnyvale
650-924-5000

newcenturydance.com
The New Century Dance School guides children (beginning at age 4) and adults in classical Chinese dance, ballet, movement arts, meditation and exercise.

Pacific Ballet Academy

295 Polaris Ave., Mountain View

650-969-4614 / pacificballet.org
The Pacific Ballet Academy instructs students ranging from ages 3 1/2 to 18 in the Russian ballet method. Adult classes are also offered, for beginning and intermediate dancers.

Western Ballet

914 N. Rengstorff Ave.,
Mountain View

650-968-4455 / westernballet.org
Western Ballet holds ballet classes that draw from the Russian Vaganova method and the newer more "open" classical method. Classes are available for children, teens and adults as well as newcomers and those pursuing professional careers.

The great outdoors

REI

2450 Charleston Road,
Mountain View
650-969-1938 / rei.com/stores/mountain-view.html

REI regularly offers classes on topics such as bike maintenance, camping skills, outdoor navigation and more.

Shoreline Lake

3160 N. Shoreline Blvd.,
Mountain View

650-965-7474 / shorelinelake.com
Shoreline Lake's Boathouse offers a variety of group lessons for sailing, stand-up paddling, kayaking and windsurfing, as well as private lessons.

Health & fitness

Bald Eagle Sports Camps

201 Almond Ave., Los Altos
888-505-2253 / baldeaglecamps.com
Bald Eagle Sports Camps offer programs in every season, including a

unique multi-sport camp that incorporates a variety of team-centered, non-traditional games designed for all athletes to feel included, engaged, appropriately challenged and highly active. It's a Positive Coaching Alliance (PCA) partner-based program that offers a growing number of camps and leadership experiences for youth in grades K-12. Sign up for programs online.

Barre3

4758 W. El Camino Real, Los Altos
650-481-8139

barre3.com/locations/los-altos/
Classes at this studio combine ballet barre exercises with elements of yoga and Pilates, aiming to help students develop flexibility, strength and improved posture.

Bomitra Yoga Mountain View

1910 W. El Camino Real, Suite E,
Mountain View

650-967-2968 / bomitrayoga.com
Bomitra Yoga Mountain View offers a variety of yoga classes, including bikram yoga, yin yoga, family yoga and hot pilates. Visit our website for class schedule.

California Yoga Center

1776 Miramonte Ave.,
Mountain View

650-967-5702 / californiayoga.com
California Yoga Center in Mountain View holds asana yoga classes for students at beginning, intermediate and advanced levels. The center also holds classes on pranayama, restorative yoga and back care. Sign up for classes online.

Mountain View Tennis

Cuesta Tennis Center,
685 Cuesta Drive, Mountain View
650-967-5955

mountainviewtennis.net
Taught by expert coaches, Mountain View Tennis' affordable programs for youth and adult tennis players of all abilities are held at Cuesta, Rengstorff, Whisman and Cooper tennis courts.

The Little Gym

1910 W. El Camino Real, Unit F,
Mountain View

650-961-8100 / tlgmtviewca.com
The Little Gym offers a range of classes for children from four months to 12 years of age with a mission to facilitate holistic skill development through movement, music, learning and laughter.

Yoga Belly

455 Castro St., Mountain View
650-391-6633 / yogabellystudio.com
Yoga Belly offers yoga classes in heated and non-heated rooms, more physical YBX classes and Yoga Tune Up sessions, which combine yoga, corrective exercise and self-massage.




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www.EmersonPaloAlto.com

Yoga is Youthfulness

1954 Old Middlefield Way, Mountain View
650-964-5277 / yogaisyouth.com
Yoga is Youthfulness offers classes for students of all levels daily, including early in the morning and in the evenings. Classes teach ashtanga, iyengar and hatha styles of yoga, as well as other subjects like prenatal yoga and meditation. Classes are offered everyday. View upcoming workshops online.

For seniors

Mountain View Senior Center

266 Escuela Ave., Mountain View
650-903-6330
mountainview.gov/seniors
The Mountain View Senior Center organizes a wide array of classes exploring topics and activities such as art, music, dance, languages, computer-use and exercise.

Avenidas Rose Kleiner Center

270 Escuela Ave., Mountain View
650-289-5400 / avenidas.org
Avenidas offers a plethora of classes, as well as lectures and workshops, for seniors focusing on topics such as general health, physical fitness, languages, humanities, computing, music and writing. Registration for winter 2020 classes are now open.

Music and arts

Community School of Music and Arts

Finn Center, 230 San Antonio Circle, Mountain View
650-917-6800 / arts4all.org
The Community School of Music and Arts offers classes year-round in music, visual and digital arts, with courses suited for adults and children as young as preschool-age. Registration for winter programs is now open online.

Custom Handweavers

2263 Old Middlefield Way, Mountain View
650-967-0831
Ongoing classes — both day and evening sessions — are offered in weaving for all experience levels. Workshops on different weaving techniques (Navajo, tapestry and Temari) are held periodically. Classes offered Wednesday, Friday and Saturday.

Peninsula Youth Theatre

2500 Old Middlefield Way, Mountain View
650-988-8798 / pytnet.org
Peninsula Youth Theatre offers drama classes in acting, musical theater and other skills to children of various abilities and ages. Registration for winter classes is now open.

Tumasov Fine Art Studio

823 W. El Camino Real, Mountain View
415-490-8925
tumasovfineart.com
The studio offers workshops and classes in painting, drawing, ceramics, piano and more, as well

as an after-school art program for kids.

Veksler Academy of Music and Dance

1710 Miramonte Ave., Mountain View
650-254-0777
veksleracademy.com
This school program teaches ballet, tap, jazz, lyrical and hip hop dance classes for youth ages 3 and up. Group music programs include preschool music classes and a children's choir. Private music lessons are also available. Register online.

West Valley Music

262 Castro St., Mountain View
650-961-1566
westvalleymusic.com
West Valley Music helps students further their music skills or try their hand at different instruments. Group lessons for instruments such as piano, guitar, ukulele and violin, as well as band and orchestra are available. Private lessons are also offered.

School Days

Action Day Primary Plus

333 Eunice Ave., Mountain View
650-967-3780
actiondayprimaryplus.com
Action Day Primary Plus in Mountain View serves infants and children in preschool and kindergarten. The school offers enrichment activities and extended day care in spacious facilities.

Building Kidz

250 E. Dana St., Mountain View
650-967-8000
buildingkidzschool.com
Building Kidz School provides infant, toddler, preschool and kindergarten care that encourages lifelong interest in learning through academics and performing arts. Before and after-school programs are also offered.

Emerson School

2800 W. Bayshore Road, Palo Alto
650-424-1267
headsip.org/emerson-school/
Emerson School provides a full-day, year-round program for grades 1-8, teaching a personalized, Montessori curriculum. Lessons draw from classical subjects and other areas, including art, music, foreign language, physical education, communication, life skills and more. Apply online.

German International School of Silicon Valley

310 Easy St., Mountain View
650-254-0748
gissv.org/gissv-home-english
The German International School of Silicon Valley is a private school providing preschool to high school students with a bilingual education. The school also offers German language courses for all ages on Saturdays.

HeadsUp! Child Development Center

2800 W. Bayshore Road, Palo Alto
650-424-1221
headsip.org/headsip
HeadsUp! Child Development Center serves infants, toddlers and preschoolers (to age 6) with a full-day program, year-round. A half-day kindergarten program and a bilingual Chinese-English preschool classroom are also available. The Montessori curriculum focuses on building thinking skills and personal values.

Kehillah Jewish High School

3900 Fabian Way, Palo Alto
650-213-9600 / kehillah.org
This college-preparatory high school features a full range of academic courses with small class sizes, modern science and computer labs, art and music studios, a drama program, sports teams and more.

Palo Alto Preparatory

2462 Wyandotte St., Mountain View
650-493-7071 ext. 102
paloaltoprep.com
Palo Alto Prep School is a private high school that offers a mixture of flexibility and structure, embraces differences, facilitates academic and social success, and prepares students for college.

St. Simon Parish School

1840 Grant Road, Los Altos
650-968-9952 / school.stsimon.org
St. Simon Parish School educates children from preschool through eighth grade, combining academic rigor with Catholic values and providing an emphasis on social justice and service. It also supplies a range of enrichment and athletic opportunities.

Waldorf School of the Peninsula

Mountain View Campus:
180 N. Rengstorff Ave., Mountain View
650-417-7600
Los Altos Campus:
11311 Mora Drive, Los Altos
650-209-9400
waldorfpenninsula.org
Waldorf School of the Peninsula serves children from nursery up through high school. Areas of focus include fostering self-discipline, critical thinking, independence and cooperation, creative expression and a love of learning.

Yew Chung International School of Silicon Valley (YCIS)

K-8 campus: 310 Easy St., Mountain View
650-903-0986 / ycis-sv.com
YCIS provides a multicultural and bilingual (English and Mandarin Chinese) education to children from preschool to middle school. Teachers facilitate student's academic, personal and social development and emphasize a global perspective.

Something for everyone

Mountain View-Los Altos Adult Education

333 Moffett Blvd., Mountain View
650-940-1333 / as.mvla.net
The adult school offers courses in arts and crafts, computer skills, vocational skills, English as a second language, music, dance, needlework, family education, physical fitness and more. The school also has high school diploma and GED preparation programs.

Parent education

El Camino Hospital childbirth and parenting classes

Mountain View Campus,
2500 Grant Road, Mountain View
650-940-7000
elcaminohospital.org/
stay-healthy/classes-and-events
El Camino Hospital holds ongoing classes specifically for expecting

mothers, their spouses and children. Subjects include childbirth preparation, breastfeeding preparation and infant safety. Support groups are also organized. Register online.


Class Guides are published quarterly in the Palo Alto Weekly, Mountain View Voice and the Almanac. Descriptions of classes offered in Palo Alto, Stanford, Menlo Park, Mountain View, Atherton, East Palo Alto, Los Altos, Los Altos Hills, Portola Valley and Woodside are provided. Listings are free and subject to editing. Due to space constraints, classes held in the above cities are given priority.

To inquire about submitting a listing for the next Class Guide, email Editorial Assistant Lloyd Lee at llee@paweb.com or call 650-223-6526. To place a paid advertisement in the Class Guide, call the display advertising department at 650-326-8210.

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Viewpoint

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- YOUR LETTERS
- GUEST OPINIONS

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Member, Mountain View Chamber of Commerce



■ WHAT'S YOUR VIEW?

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

Town Square forum

Post your views on Town Square at MountainViewOnline.com

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Mountain View, CA 94042-0405

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■ EDITORIAL

THE OPINION OF THE VOICE

Dig deep for the Holiday Fund this year

As the end of 2019 — and the decade — nears, many are reflecting on what's changed in their life and in their community, for better or worse.

While many in Silicon Valley have gained tremendous wealth over the last 10 years thanks to the burgeoning tech industry, the period has also been marked by a significant rise in homelessness and poverty. Mountain View had an estimated 37 homeless residents in 2011; according to the most recent count, there are 606.

As the need for housing and services persists and grows, it's vital that community members support local nonprofits working to help those in need. To that effect, we ask that you consider donating to the *Voice's* Holiday Fund this year.

All donations to the Holiday

Fund will be shared equally among seven recipient agencies that serve Mountain View residents: Mentor Tutor Connection, the Day Worker Center of Mountain View, the Community School of Music and Arts, the MayView Community Health Center, YWCA Support Network for Domestic Violence, the Community Services Agency, and the Community Health Awareness Council.

These organizations provide crucial services that help low-income and homeless individuals and families, as well as children and those struggling with health issues. The MayView clinic offers preventative health care and never turns away patients or goes after them for non-payment, while the Community Services Agency (CSA) of Mountain View and Los Altos provides programs for

low-income families aimed at preventing homelessness, that include rental assistance and free groceries. CSA also serves hot lunches at the Mountain View Senior Center five days a week, dishing up nearly 33,000 meals in the 2018-19 fiscal year alone. The Day Worker Center offers job training and English lessons while providing a secure space to hire help for small jobs. The Community School of Music and Arts provides music and art education at local public schools, and Mentor Tutor Connections pairs local students with adult mentors and school-based tutoring. The Community Health Awareness Council offers affordable mental health services on a sliding scale and has counselors on-site at Mountain View-Los Altos High School campuses, and the YWCA

Support Network for Domestic Violence offers a range of services including shelter, legal aid and rape crisis support.

The Silicon Valley Community Foundation handles all donations and does not deduct administrative costs from gifts, which are tax-deductible. Donors can contribute anonymously or in someone's honor, and donations can be sent in the mail (see our ad on Page 6) or made online at siliconvalleycf.org/mvv-holiday-fund.

Last year, *Voice* readers and the Wakerly, Packard and Hewlett foundations contributed a total of \$72,000 to the Holiday Fund. With the need only growing, we hope to raise even more money this year to support these organizations' efforts to improve the lives of local residents.

■ LETTERS

VOICES FROM THE COMMUNITY

OPPOSING THE NATURAL GAS BAN

I'd like to support Tim Holmes' well-reasoned and fact-based guest opinion piece opposing the natural gas ban ("Natural gas ban is more about optics than sound policy," Nov. 22). This measure will do little to change the carbon footprint of Mountain View and take very long to accomplish much.

As Mr. Holmes points out, we can do a lot more in the short term with our car purchase, driving and especially flying habits. In the meantime, gas heating of space and water is a lot more efficient than electric, and depending on your assumption about the mix of power sources could actually increase carbon emissions in the short term. A more rational look at this (really marginal) problem would be to require pre-wiring for electric heating against the day that cheap all-renewable electricity becomes available.

Another point Mr. Holmes raises is that serious cooks really prefer to cook with gas. I suppose people could just buy gas grills and cook on their porches and balconies with propane, which would be almost impossible to regulate and would negate the effect of the gas ban, but then we'd have people storing propane in living spaces, which doesn't sound

like a great idea to me.

I see my old classmate Lenny Siegel has collected 3,700 signatures (to overturn the RV ban), so it shouldn't be that hard to get 3,700 signatures to reverse this folly!

*Seth Neumann
Katrina Way*

ADUS FOR AFFORDABLE HOUSING

After reading "No more offices without new homes" (Nov. 8), it seems that finally our council has realized that housing is needed and as equally important as office space.

As I drive through the neighborhoods here in Mountain View, there are plenty of "for rent" signs everywhere. Rent is too expensive for any ordinary person who works here. It's not a lack of housing per se; it's the affordable housing that's in dire need.

I don't believe that continuing to build expensive condominiums and homes is the solution. It's the affordable housing that is missing in our community. We should start with simple and basic solutions. The van owners parked on Shoreline Boulevard and around the city will likely not be able to afford these new homes.

On Oct. 1, the state passed the new Accessory Dwelling Unit (ADU) legislation, which takes

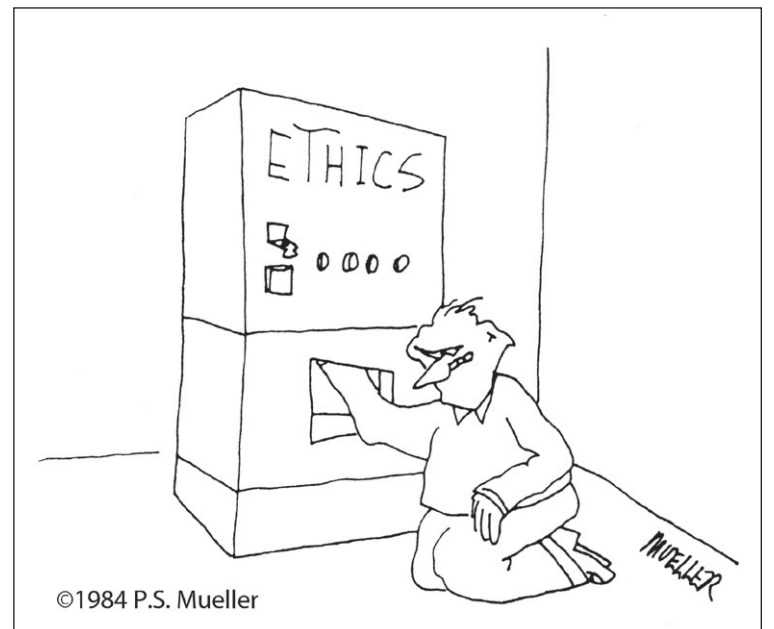
effect on Jan. 1. This is the game changer for ADUs. Basically, homeowners can have two ADUs on their property — a standard ADU and a junior ADU. The legislation eliminates restrictions on lot size and replacement parking requirements, reduces impact fees and building setback requirements, and increases opportunities to build ADUs on multifamily-zoned properties. Cities will also be prohibited from establishing a maximum square footage requirement for an ADU that is less than 850 square feet.

The cities of Campbell, Sunnyvale and San Jose have already

published their ADU summary sheet for (the law's) implementation on Jan. 1. I am curious when our ADU summary will be available.

It's been four years since a group of Mountain View residents requested ADUs on R2 (zoned for duplexes) lots. Unfortunately, our City Council was not interested. If it did allow them, the city of Mountain View would have been the leader on resolving the housing crisis here in Silicon Valley and a model for our neighboring cities.

*Rae Tso
Centre Street*



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■ RESTAURANT REVIEW

RETRO *chic*



Swanky Selby's serves steakhouse classics to the monied set

Story by Monica Schreiber
Photos by Sammy Dallal

When I heard Selby's was touting "the coldest martinis on the West Coast," and preparing them table-side on retro cocktail carts, I had just one question: How soon could I get a reservation?

Selby's is the newest addition to the Bacchus Management Group's empire of upscale eateries, known for novel-length wine lists and ultra-fresh fare from Bacchus' private, organic farm in Woodside. The group's "properties" (as Bacchus describes its

restaurants on its website) include Michelin-starred The Village Pub in Woodside and San Francisco's Spruce.

Selby's opened five months ago in the ivy-covered building at the Redwood City-Atherton border that had long been occupied by Chantilly, the local grand dame of continental cuisine until it closed in 2017. Where Chantilly was all feminine Frenchness, the retro-chic Selby's has a masculine, "Mad Men"-ish vibe. The 10,000-foot, two-story space was designed by former Ralph Lauren

► See **SELBY'S**, page 20



Above: The dry-aged roasted crown of duck is one of Selby's signature dishes.
Top: Bartender Nigel Siri prepares a Duke's Vesper martini at the new restaurant by the group that owns The Village Pub and Spruce.

SELBY'S

► Continued from page 19

Home stylist Stephen Brady, who put his stamp on other Bacchus restaurants, including Spruce and The Saratoga.

His design for Selby's is swanky and country clubby with a dash of Jazz Age supper club. Soft light from art deco sconces illuminates bold, black walls. A corner fireplace casts a honeyed glow on the downstairs dining room, where Silicon Valley glitterati recline in leather chairs, below a geometric art-light fixture, talking digital disruption over dry-aged steaks, thousand-dollar bottles of wine and \$50 cheeseburgers (which we will get to).

Even the acoustics are a throwback to the gilded age of fine dining. There's plenty of buzz, but diners can still hear the classy background music — and each other.

This retro-luxe ambiance pretty much screams martini. And Selby's is building part of its glamorous brand on its signature drink (\$18), styling it after the unshaken, unstirred version made famous by Duke's Bar in London, said to have been author Ian Fleming's inspiration for James Bond's go-to libation.

The martini I enjoyed one evening at the Carrara marble-topped bar was indeed Arctic-cold and potent enough to knock Don Draper on his heels. The drink I received on a subsequent visit, from the much-anticipated cart, was a room temperature travesty, prepared in slapdash fashion by a server who looked annoyed and out of her element. When I noted my drink was far from the coldest in the West, there was no offer to remedy, just a strange comment about how it was hard to keep bottles cold when the restaurant was so busy. Wait, what?

These disparate cocktail experiences mirrored my overall impression of Selby's: Some dishes were beautifully executed, while others inspired quiz-zical expressions around our table. Service during one dinner was well-paced and nicely narrated. The martini travesty meal saw a number of missteps (forgotten items, awkward pacing) that might have been forgiven at a lower price point, but which were irksome when entrees average about \$50.

Executive Chef Mark Sullivan's menu is an homage to steakhouse classics, with some offerings so old school they feel fresh and fun again. To wit: the towering gruyere popovers that arrive pre-dinner, accompanied (unnecessarily, but deliciously) by a terrine of beef fat-infused butter.



Midnight chocolate cake is served with salted caramel and fudge sauce at Selby's in Redwood City.



The \$50 Black Label burger is topped with Australian black truffles and Epoisses cheese.

Excellent starters distracted my attention from the glass of vodka impersonating a martini. The sweetbreads piccata (\$24) featured decadently creamy morsels of calf thymus glands, sautéed and bathed in a lemony brown butter and caper sauce. A crisp Caesar salad (\$17) showcased a practiced hand with garlic and anchovies. The classic wedge salad (\$16) was elevated from the old standard with peeled, candy-sweet cherry tomatoes, a pungent blue cheese and a cylindrical base of crunchy iceberg lettuce.

I shared the dry-aged roast crown of duck for two (\$98), a complex, impressive-sounding

dish, carved tableside, that looked fit for a royal banquet. Dry-aged duck takes on a milder, more delicate flavor. I actually enjoy duck's gamey taste and found this breast to be bland and slightly chewy, despite its 38 North provenance. That said, Calvados-glazed chestnuts and huckleberry jus, augmented by cumin, honey and lavender, made for a delicious, sweet-savory sauce.

While my tepid reaction to the duck could be attributed to personal preference for an earthier flavor to the meat, all of us at the table agreed that the 12-ounce, dry-aged New York strip (\$55) was a head-scratcher. Requested



Executive Chef Mark Sullivan prepares a Black Label burger at Selby's.

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Weekend

medium rare, the rare cut we received had little sear and no marbling. It was tough, tasteless and dry. Where dry aging should elicit a superior, nutty flavor and heightened levels of tenderness, none of these qualities was in evidence. I was again left wondering about the vagaries of the dry aging process.

I did find superior tenderness and flavor in the Country Captain chicken (\$34). This curried chicken dish is often associated with the South, but likely has Anglo-Indian roots going back to the 1800s. Selby's version of this classic — both exotic and comforting — showcases a heady swirl of intoxicating spices, including Madras curry and paprika. Two generous pieces of chicken were served atop a bed of black rice.

Selby's has already received its share of (well-calculated) news coverage for its Black Label burger (\$50), among the most expensive hamburgers in the West, if I may riff off the restaurant's "coldest martini" marketing.

The massive, half-pound patty contains a mixture of dry-aged hanger steak, short rib and chuck. The seared meat is topped with Époisses, a pungent soft cow's milk cheese from Burgundy, and — the coup de grâce — 5 ounces of chopped black truffles from Australia. There are a lot of intense, savory, woody flavors going on in this burger, and if you order it the recommended medium-rare, as I did, the result is an unctuous, umami experience that is a little overwhelming, but certainly

more interesting than the similarly priced New York strip. Plus, it comes with crispy, hot shoestring fries.

Tackling Selby's wine list would require a separate review, but suffice to say Bacchus is aiming for another Wine Spectator Award to place alongside those already on the shelf for The Village Pub and Spruce. The approximately 100-page list boasts more than 4,000 labels. If ordering a truffle-topped burger does not sufficiently impress your date or the VCs around the table, consider the 2015 Domaine de la Romanée-Conti's Montrachet (\$8,900), the most expensive bottle on the list. ▣

Email Monica Schreiber at monicahayde@yahoo.com



Selby's, which took over Chantilly restaurant's building at the Redwood City-Atherton border, redesigned the dining room with a retro-chic vibe.

DINING NOTES

Selby's

3001 El Camino Real,
Redwood City
650-546-7700
selbysrestaurant.com

Hours: 5-10 p.m. nightly

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MOVIE OPENINGS



"Waves" stars Kelvin Harrison Jr. and Alexa Demie.

Time and tide

SAILING STORMY WATERS, 'WAVES' STRUGGLES TO STAY ON COURSE

★★1/2 (Century 20, Aquarius)

The new drama "Waves" goes out on Alabama Shakes' "Sound and Color," giving summative voice to writer-director Trey Edward Shults' dramatic and stylistic intentions: "This life ain't like it was/Sound and color/I wanna touch a human being/Sound and color/I want to go back to sleep/Sound and color/Ain't life just awfully strange?/I wish I never gave it all away..."

that it almost plays as a stealth jukebox musical: Its needle-drops of Frank Ocean, Animal Collective, Chance the Rapper, Kanye West and Radiohead playing Greek chorus to the tragic struggles of an upper-middle-class family from south Florida. Shults also has Trent Reznor and Atticus Ross in his corner, providing a pulsing undercurrent of score.

"Waves" is so reliant on music

Shults first made a splash

with his partly autobiographical indie "Krisha," a likewise intense family drama. Not without controversy, Shults explores similar territory with an African American family. On the surface, 18-year-old Tyler (Kelvin Harrison, Jr. of "Luce") has it all: high-school wrestling stardom, a beautiful girlfriend (Alexa Demie), a steady senior-year party scene and, at his luxurious, well-insulated home, a father (Sterling K. Brown), stepmother (Renee Elise Goldsberry) and sister (Taylor Russell).

But from the opening montage, we're exposed to the daily pressures that weigh on Tyler: a wrestling coach pushing him over and over to "have a plan;" a teacher pushing students to "seize the day;" and his father lecturing him that he's "Gotta work 10 times as hard to get anywhere. Ty, I don't push you because I want to, I push you because I have to."

Of course, something's gotta give, an implicit promise telegraphed in every way by Shults (including Dinah Washington's iconic recording of "What a Diff'rence a Day Makes," heard twice in the film). Promise fulfilled, "Waves" reveals its bifurcated structure by handing the protagonist baton to Tyler's younger sister Emily. The intense pressure, loud sound waves and baths of color that shape the film's first act yield to Emily's quiet mien of internalized

despair and shame at life's unintended consequences and a family divided by circumstance and grief. Help arrives in the form of iclassmate Luke (Lucas Hedges), who, it turns out, could use a little emotional support of his own.

The searching camera of Tyler's half of the film — with its plunging depth and 360-degree pans — gives way to a slower, simpler visual scheme that nevertheless compares Emily's experiences to Tyler's with an occasional visual rhyme.

"Waves" pushes simplistic drama and sophisticated style, churning tides of love and hate, despair and hope, familial disconnection and aspirational reconnection. Women pushed into men's shadows persist to step out of them, and hurt people help each other to reach out to the intimates who are hardest to love dramatizing the grace embodied by the tender performances of Hedges and especially Russell. Ambitious but messy, "Waves" settles for grabbing us by the shoulders, staring down and making us hear the scriptural message delivered by Brown's redemption-seeking father: "Hatred stirs up strife but love, love covers all offenses."

Rated R for language throughout, drug and alcohol use, some sexual content and brief violence—all involving teens. Two hours, 15 minutes.

— Peter Canavesi



MOVIE REVIEWS



PHOTO COURTESY OF LIONSGATE
Daniel Craig stars in "Knives Out."

'KNIVES OUT' ★★★1/2

"Knives Out" opens on dead leaves and fog stretching out before a foreboding, rambling mansion, immediately establishing a Gothic setting for this cheeky mystery where murder's most foul, everyone's a suspect, and an easily underestimated detective always gets his man or woman. Inside the mansion lies the body of Harlan Thrombey (Christopher Plummer), patriarch of a family of natural-born backstabbers. Thrombey pens murder-mystery novels that have sold over 80 million copies; his net worth sadly disrupting family relations. So it's not a huge surprise when he's found, throat slit, the morning after his 85th birthday party. Everyone present that night seems to have had a motive for the murder, revealed in a series of police interviews that launch the story. "Knives Out" cannot help but be fanciful fun, particularly for murder-mystery fans. *Rated PG-13 for thematic elements including brief violence, some strong language, sexual references, and drug material. Two hours, 10 minutes.* — P.C.

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Beau Geste (1939) (I) Stanford Theatre: Saturday	Joker (R) ★★★1/2 Century 16: Fri. - Sun. Century 16: Fri. - Sun.
Blondie Takes a Vacation (1939) (Not Rated) Stanford Theatre: Friday	Knives Out (PG-13) ★★★1/2 Century 16: Fri. - Sun. Century 20: Fri. - Sun. ShowPlace Icon: Fri. - Sun.
Dark Waters (PG-13) Century 20: Fri. - Sun. Palo Alto Square: Fri. - Sun. ShowPlace Icon: Fri. - Sun.	Panipat (Not Rated) Century 16: Fri. - Sun.
Each Dawn I Die (1939) (Not Rated) Stanford Theatre: Friday	Parasite (R) ★★★1/2 Aquarius Theatre: Fri. - Sun. Century 20: Fri. - Sun. ShowPlace Icon: Fri. - Sun.
En Brazos De Un Asesino (R) Century 16: Fri. - Sun. Century 20: Fri. - Sun.	Pati Patni Aur Woh (Not Rated) Century 16: Fri. - Sun.
Ford V Ferrari (PG-13) Century 16: Fri. - Sun. Century 20: Fri. - Sun. ShowPlace Icon: Fri. - Sun.	Playing with Fire (PG) Century 20: Fri. - Sun.
Frozen II (PG) ★★★ Century 16: Fri. - Sun. Century 20: Fri. - Sun. ShowPlace Icon: Fri. - Sun.	Queen & Slim (R) Century 16: Fri. - Sun. Century 20: Fri. - Sun.
The Good Liar (R) ★★★1/2 Century 20: Fri. - Sun.	Stanley and Livingston (1939) (Not Rated) Stanford Theatre: Saturday
Harriet (PG-13) Century 16: Fri. - Sun. Century 20: Fri. - Sun.	Terminator: Dark Fate (R) Century 16: Fri. - Sun.
	Waves (R) Aquarius Theatre: Fri. - Sun. Century 20: Fri. - Sun.

Aquarius: 430 Emerson St., Palo Alto (For recorded listings: 327-3241) tinyurl.com/Aquariuspa
 Century Cinema 16: 1500 N. Shoreline Blvd., Mountain View tinyurl.com/Century16
 Century 20 Downtown: 825 Middlefield Rd, Redwood City tinyurl.com/Century20
 CineArts at Palo Alto Square: 3000 El Camino Real, Palo Alto (For information: 493-0128) tinyurl.com/Pasquare
 ShowPlace Icon: 2575 California St. #601, Mountain View tinyurl.com/iconMountainView
 Stanford Theatre: 221 University Ave., Palo Alto (For recorded listings: 324-3700) Stanfordtheatre.org

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

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

COMMUNITY TREE LIGHTING CELEBRATION

Enjoy live holiday music, arts and crafts, refreshments and a photo opportunity with Santa Claus. Dec. 9, 5:30-7:30 p.m. Free. Civic Center Plaza, 500 Castro St., Mountain View. mountainview.gov

THEATER

'Miracle on 34th Street' The heartwarming holiday classic, "Miracle on 34th Street," is retold in the tradition of a live 1940s era radio broadcast. Dec. 6-22; times vary. \$20-\$38; discount for students. Bus Barn Theatre, 97 Hillview Ave., Los Altos. losaltosstage.org

'Pride and Prejudice' TheatreWorks Silicon Valley brings literature's most infamous battle of the sexes to life. Dec. 6-Jan. 4, 2020; times vary. \$34-\$108. Lucie Stern Theatre, 1305 Middlefield Road, Palo Alto. theatreworks.org

'The Secret Garden' Peninsula Youth Theatre presents Karen Simpson's adaption of Frances Hodgson Burnett's children's novel, "The Secret Garden." Dec. 6-7; times vary. \$11-\$13. Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. tickets.mvcpa.com

'You/Emma' Paz Pardo's "You/Emma" is a witty, award-winning solo show about Emma Bovary, a woman with voracious desires that conflict with her domestic boredom. Dec. 6-15; times and dates vary. \$20-\$37; discounts for seniors and students. The Pear Theatre, 1110 La Avenida St., Mountain View. thepear.org

'Hell's Fury' "Hell's Fury, The Hollywood Songbook" is an opera examining the life of composer Hanns Eisler, known for his Oscar-nominated film scores, collaborations with Bertolt Brecht and for composing the national anthem of East Germany. Dec. 6-7; 7:30 p.m. \$30-\$65; discounts available. Bing Concert Hall, 327 Lasuen St., Stanford. live.stanford.edu

CONCERTS

Golden State Youth Orchestra Preparatory Ensembles Concert The Golden State Youth Orchestra presents the preparatory ensembles, Chamber Players, Camerata, and Galbraith Honor Strings, in their first concert of the season. Dec. 7, 6 p.m. \$15-\$25; discounts available. Spangenberg Theatre, 780 Arastradero Road, Palo Alto. gsyomusic.org

'Prevailing Winds' Foothill Symphonic Winds hosts a concert featuring music by Richard Strauss, Eric Whitacre, Gustav Holst and more. Dec. 8, 3:30-5:30 p.m. \$5-\$10; discount for seniors and students. Cubberly Theatre, 4000 Middlefield Road, Palo Alto. fswinds.org

'Servire Et Amare' Saint Joseph Parish presents the Philippine Saringhimig Singers for "Servire et Amare: A Night of Music and Giving." Dec. 7, 7-8:30 p.m. \$15-\$35; discounts for children. Saint Joseph Catholic Church, 582 Hope St., Mountain View. eventbrite.com

2019 Winter Concert Young Chamber Musicians presents its annual winter concert, featuring chamber music narrated by musicologist Kai Christiansen. Dec. 13, 7-9:30 p.m. Free. Community School of Music and Arts, 230 San Antonio Circle, Mountain View. youngchambermusicians.org

Annual Messiah Sing/Play Along The annual "sing and play it yourself" concert is a celebration of Handel's masterwork and conducted by Stephen Sano. Dec. 13, 7:30-9 p.m. \$13-\$18; discounts for seniors and students. Memorial Church, 450 Jane Stanford Way, Stanford. events.stanford.edu

Wintersongs with Kitka Wintersongs is Kitka's critically acclaimed and popular winter holiday program showcasing seasonal music from a wide variety of Eastern European ethnic and spiritual traditions. Dec. 8, 4 p.m. \$20-\$40; discounts available. St. Bede's Episcopal Church, 2650 Sand Hill Road, Menlo Park. brownpapertickets.com

Fortnightly Music Club Concert The Fortnightly Music Club hosts a classical music concert, performing pieces by Ludwig van Beethoven, Faustin Jeanjean and more. Dec. 8, 7-9 p.m. Free. Palo Alto Art Center, 1313 Newell Road, Palo Alto. fortnightlymusicclub.org

Harp for the Holidays The Harpeggio Music program includes a variety of seasonal music, along with an ensemble of more than 20 harps and guest artist Ricky Rasura, Bay Area harpist and composer. Dec. 7, 4 p.m. \$12-\$15; discounts for seniors and children. Los Altos United

Methodist Church, 655 Magdalena Ave., Los Altos Hills. harpeggio.com

'Holiday Heist' Local Bay Area group Jazz Mafia returns for a holiday performance with vocalists Trance Thompson and Moorea Dickason; Tommy Occhiuto on sax; Adam Theis on bass and trombone; Matt Wong on keys; and Darian Gray on drums. Dec. 10-14; times vary. \$45; discounts available. Bing Concert Hall, 327 Lasuen St., Stanford. facebook.com

John Daversa Grammy Award winner John Daversa performs and shares stories about works featured in his album, "American Dreamers: Voice of Hope, Music of Freedom." Dec. 7, 7:30 p.m. Free. Community School of Music and Arts, 230 San Antonio Circle, Mountain View. arts4all.org

'The Joy of Christmas' Conductor Charlene Archibeque leads this black-tie Christmas event, featuring songs sung by Assyrian women. Dec. 8, 5 p.m. \$350. Historic Morgan Estate, 12335 Stonebrook Court, Los Altos Hills. brownpapertickets.com

Merit Scholar Holiday Concert Community School of Music and Arts Merit Scholarship Student Ensembles perform popular holiday songs. Dec. 14, 5 p.m. Free. Community School of Music and Arts, 230 San Antonio Circle, Mountain View. arts4all.org

'O What Joy!' "O What Joy!" is a festive concert featuring Bach's cantata 68 "Also hat Gott die Welt geliebt," Magnificats by Schubert and Charpentier and more. Dec. 8, 3:30 p.m. \$21-\$26; discounts available. Grace Lutheran Church, 3149 Waverly St., Palo Alto. sdgloria.org

'Reinventing Love' The Peninsula Women's Chorus presents the "Reinventing Love" winter concert, featuring a double chorus. Dec. 14, 2:30-4:30 p.m. \$10-\$35; discounts for audience members under 30. St. Mark's Episcopal Church, 600 Colorado Ave., Palo Alto. pwchorus.org

MUSIC

Free Organ Recital Weekly noon-time organ recitals on the two Fentrop organs at All Saints Episcopal Church. Each recital includes at least one work by J.S. Bach. Through May 26, 2020, 12:15-12:45 p.m. Free. All Saints Episcopal Church, 555 Waverly St., Palo Alto. asaints.org

'Remembering James' "Remembering James" tells the story of the godfather of soul, James Brown, and how a divided country, the growing civil rights movement and the assassination of Martin Luther King Jr. shaped the legendary artist's work. Dec. 6-7; times vary. \$25. Eastside College Preparatory School, 1041 Myrtle St., East Palo Alto.

'Celebrations of the Season' "Celebrations of the Season: Stories of Our Immigrant Heritage" explores how American music has been influenced by early 20th-century migrations. Dec. 7, 2 p.m. \$12-\$33; discounts for children. First United Methodist Church, 625 Hamilton Ave., Palo Alto. ragazzi.org

Live Stage Entertainment Held on the second Saturday of each month, local performing arts groups host live music and dance performances for children and families. The event features face painting and activities with teen Kindness Ambassadors. Dec. 14, 10 a.m.-12 p.m. Free. Magical Bridge Playground, 3700 Middlefield Road, Palo Alto. facebook.com

Open Mic Performers sing in front of a supportive audience and meet fellow musicians and artists during Open Mic Mondays at Red Rock Coffee. Ongoing; 7 p.m. Red Rock Coffee, 201 Castro St., Mountain View. redrockcoffee.org

FESTIVALS & FAIRS

Holiday Fair & Boutique The Los Altos Waldorf School of the Peninsula transforms its campus into a winter wonderland of games, food, live entertainment and more. Dec. 7, 10 a.m.-5 p.m. Free. Waldorf School of the Peninsula, 11311 Mora Drive, Los Altos. waldorfpenninsula.org

Gamble Garden Holiday Marketplace Local vendors sell handcrafted goods, from clothing, jewelry

and more, with a portion of the proceeds going to Gamble Garden. Dec. 11, 11 a.m.-3 p.m. Free. Gamble Garden, 1431 Waverley St., Palo Alto. gamblegarden.org

TALKS & LECTURES

An Evening with Mitch Albom Bestselling author Mitch Albom returns to nonfiction with his new book, "Finding Chika: A Little Girl, an Earthquake, and the Making of a Family." Dec. 10, 7:30 p.m. \$22-\$25. Albert and Janet Schultz Cultural Arts Hall, 3921 Fabian Way, Palo Alto. paloaltojcc.org

MUSEUMS & EXHIBITS

Baylug Lego Holiday Show Bay Area Lego User Group and the Bay Area Lego Train Club co-host the annual holiday show, featuring train layouts, Bay Area landmarks, castles, miniature cities, sculptures, portraits, and more made out of Legos. Dec. 6-Jan. 5, 2020, 11 a.m.-3:30 p.m. \$3. The Museum of American Heritage, 351 Homer Ave., Palo Alto. moah.org

2019 Holiday Train Show Watch model trains run through a scenic layout while club members answer questions. Dec. 7-8; times vary. Free; donations suggested. Menlo Park Caltrain Station, 1090 Merrill St., Menlo Park. wbmrra.ning.com

'Cointraptions' "Cointraptions: Classic Coin-Operated Machines" explores what life was like before the era of credit cards with classic coin-operated machines, including gambling devices, a microscope, vending machines and more. Through Feb. 16, 2020, 11 a.m.-4 p.m. Free. The Museum of American Heritage, 351 Homer Ave., Palo Alto. moah.org

Edward Weston and Ansel Adams This exhibit features landscapes, still lifes, nudes and portraits created by Edward Weston in Mexico and Ansel Adams in the American southwest. Through Jan. 6, 2020; 11 a.m.-5 p.m.; closed Tuesdays. Free. Cantor Arts Center, 328 Lomita Drive at Museum Way, Stanford. museum.stanford.edu

Surf Sequence "Surf Sequence" explores Ansel Adams' relationship with water in different forms with a series of spontaneously captured surf images. Through May 18, 2020; times vary. Free. Cantor Arts Center, 328 Lomita Drive, Stanford. events.stanford.edu

DANCE

'The Nutcracker' Palo Alto Children's Theatre presents June Walker Rogers' adaptation of "The Nutcracker," perfect for parents and children. Dec. 6-22; times vary. \$14-\$16; discounts for children. Palo Alto Children's Theatre, 1305 Middlefield Road, Palo Alto. cityofpaloalto.org

'The Nutcracker' Celebrate the holiday season with Western Ballet's "The Nutcracker." After the performance, meet the dancers and grab a treat in the lobby of the performing arts center. Dec. 6-8; times vary. \$28-\$38; discounts available. Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. westernballet.org

'It's a Wonderful Nutcracker' "It's A Wonderful Nutcracker" combines the traditional "Nutcracker" ballet with Frank Capra's classic holiday film into a family-friendly performance. Dec. 13-15, 21-22; times vary. \$25-\$62; discounts available. Menlo-Atherton High School Center for the Performing Arts, 555 Middlefield Road, Atherton. menlopark.org

FOOD & DRINK

Coffee with a Cop Mountain View Police officers visit the senior center for a meet-and-greet for seniors ages 55 and older. Dec. 11, 9-11 a.m. Free. Mountain View Senior Center, 266 Escuela Ave., Mountain View. mountainview.gov

Garden Tea Party Pick herbs and fruits from the Hidden Villa farm to make tea, juices and snacks. Dec. 14, 2-3:30 p.m. \$20. Hidden Villa, 26870 Moody Road, Los Altos Hills. hiddenvilla.org

LESSONS & CLASSES

Holiday Wreath Making Class Instructor and Gamble Garden floral arranger, Katherine Glazier, teaches how to create a fragrant and bountiful wreath that can be used as a festive front door accent or a table decoration. Dec. 7, 9:30 a.m.-noon. \$109-\$139; discount for members. Gamble Garden, 1431 Waverley St., Palo Alto. gamblegarden.org

HEALTH & WELLNESS

Guided Meditation Manisha Kumar guides a 30-minute meditation session with basic techniques to release negative emotions. Dec. 9, 6-6:30 p.m. Free. Los Altos Library, 13 S. San Antonio Road, Los Altos. scl.evanded.info

Mindful Eating This workshop raises awareness to humans' relationship with food, providing a better understanding of what to eat, how to eat, how much to eat and why people eat what they eat. Dec. 11, 6:30-8 p.m. Free. Town of Los Altos Hills, 26379 W. Fremont Road, Los Altos Hills. losaltoshills.ca.gov

Silicon Valley Basketball Silicon Valley Basketball organizes weekly, year-round, pickup basketball games, welcoming all skills, ages, genders, etc. Sundays, 9:30 a.m. \$1.50 monthly fee. Graham Middle School, 1175 Castro St., Mountain View. facebook.com

OUTDOOR RECREATION

December Second Saturdays Garden Director Richard Hayden and volunteer garden guides lead children on a nature hunt around the 3-acre garden. Other activities include nature-inspired arts and crafts and a guided tour of the first floor of the Gamble House. Dec. 14, 10-11:30 a.m. Free. Gamble Garden, 1431 Waverley St., Palo Alto. gamblegarden.org

Byrne Brigade Habitat Restoration Help restore the ecosystem and provide habitat for wildlife at the Byrne Preserve. Dec. 9, 9 a.m.-noon. Free. Byrne Preserve, 27210 Altamont Road, Los Altos Hills. eventbrite.com

Women's Full Moon Circle The Women's Full Moon Circle brings a group of women together to tap into wisdom, connect and commune with creative feminine energy and surrounding nature. The circle is geared toward women and teen girls. Dec. 12, 7-9 p.m. \$25. Hidden Villa, 26870 Moody Road, Los Altos Hills. hiddenvilla.org

COMMUNITY GROUPS

Senior Book Club The Senior Book Club engages in a lively discussion of the best fiction and nonfiction books. December's book is "The Wright Brothers" by David McCullough. Dec. 12, 1-2 p.m. Free. Los Altos Library, 13 S. San Antonio Road, Los Altos. scl.evanded.info

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