

# 2 COVER STORY



Veronica Weber

*Construction crews work on building the first of four stories at Lytton Gateway, an office development at the intersection of Alma Street and Lytton Avenue in Palo Alto.*

# BALANCING BENEFITS

by Gennady Sheyner

## PALO ALTO TRIES TO TACKLE ITS MOST UNRULY PLANNING PROBLEM

**R**oaring drills and clanging hammers mixed with blaring rock music at Alma Village in Palo Alto on April 1 as workers in hard hats pounded nails and screws into the plywood skeletons of future homes. Once completed, the row of houses will signify the completion of a long-debated development at Alma Street near East Meadow Drive.

Across a paved parking lot from these houses, a very different story is unfolding. Miki's Farm Fresh Market, which last fall signified the revival of the defunct shopping center, was in the last

gasp of its short-lived existence. About a dozen customers walked past the half-empty shelves and abandoned aisles inside the grocery store, taking advantage of the going-out-of-business sale.

A few workers organized the remaining cans and jars; another one wiped down the empty, movable shelves in the barren Seafood section. The market, which was founded by former Berkeley Bowl manager Michael "Miki" Werness, aspired last year to be a smaller version of the venerable Berkeley grocer. It went out of business in less than six months.

Alma Village, formerly known as Alma Plaza, is perhaps Palo Alto's most famous, or infamous, example of "planned community" zoning, a designation that allows builders to bypass zoning

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# Camp Connection

For more information about these camps, see our online directory of camps at <http://paloaltoonline.com/biz/summercamps/>  
To advertise in a weekly directory, contact 650-326-8210

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### Early Learning Camp Connection listing

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Emerson School of Palo Alto and Hacienda School of Pleasanton open their doors and offer their innovative programs: Expository Writing, Creative Writing, Presentation Techniques, and (new!) Test-Taking Skills. Call or visit our website for details.  
[www.headsup.org](http://www.headsup.org)

Emerson 650-424-1267  
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Two Six-Week Summer Sessions Beginning June 10. These sessions are perfect for university students returning from summer break who need to pick up a class; and high school juniors, seniors and recent graduates who want to get an early start. 12345 El Monte Rd.  
[www.foothill.edu](http://www.foothill.edu)

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Take interests further! Ages 7-17 create iPhone apps, video games, C++/Java programs, movies, and more at weeklong, day and overnight programs held at Stanford and 60+ universities in 26 states. Also 2-week, teen-only programs: iD Gaming Academy, iD Programming Academy, and iD Visual Arts Academy (filmmaking & photography).  
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Gain a competitive edge! Learn different aspects of video game creation, app development, filmmaking, photography, and more. 2-week programs where ages 13-18 interact with industry professionals to gain competitive edge. iD Gaming Academy, iD Programming Academy, and iD Visual Arts Academy are held at Stanford, and other universities.  
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ISTP Summer Camp is designed to give participants a unique opportunity to spend their summer break having fun learning or improving in a second language. Students are grouped according to both grade level and language of proficiency. Our camp offers many immersion opportunities and consists of a combination of language classes and activities taught in the target language. Sessions are available in French, Mandarin, Chinese and English ESL and run Monday through Friday, 8am-3:30pm, with additional extending care from 3:30-5:30pm.  
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Prevent Summer Brain Drain with Mathnasium Power Math Workouts. During the summer months, many students lose 2 to 2.5 months of math skills learned during the school year. Mathnasium of Palo Alto-Menlo Park is offering 8 and 16-Session Flexible Summer Passes which will keep your child's math skills sharp and provide a boost for the school year ahead. Open to grades 1st - 10th grade. Summer Passes on sale now and expire Sept. 7, 2013. Center located at 605 A Cambridge Avenue, Menlo Park (next to the Oasis, one block north of Stanford Shopping Mall).  
[www.mathnasium.com/paloalto-menlopark](http://www.mathnasium.com/paloalto-menlopark)

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### Professional Tutoring Services of Silicon Valley

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Academic camps offering Algebra I & II, Geometry, and Spanish I, II, & III in small groups. Three sessions starting June 24 through August 2. Sign up for all three or just one. Perfect for junior high students taking high school level courses. Register online.  
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### Stratford School - Camp Socrates

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Academic enrichment infused with traditional summer camp fun—that's what your child will experience at Camp Socrates. Sessions begin June 24 and end August 9, with the option for campers to attend all seven weeks, or the first four (June 24-July 19). Full or half-day morning or afternoon programs are available.  
[www.StratfordSchools.com/Summer](http://www.StratfordSchools.com/Summer)

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Fun and enriching technology classes for students, ages 5-14 Courses include LEGO and K'NEX Projects with Motors, Electronics, NXT Robotics, 3D Modeling, and Game Design. Many locations, including Palo Alto, Menlo Park and Sunnyvale. Half and all day options. Early-bird and multi-session discounts available.  
[www.techknowhowkids.com](http://www.techknowhowkids.com)

650-638-0500

### YMCA of Silicon Valley

What makes Y camps different? We believe every child deserves the opportunity to discover who they are and what they can achieve. Y campers experience the outdoors, make new friends and have healthy fun in a safe, nurturing environment. They become more confident and grow as individuals, and they learn value in helping others. We offer day, overnight, teen leadership and family camps. Financial assistance is available. Get your summer camp guide at [ymcasv.org/summercamp](http://ymcasv.org/summercamp). Youth camps (ages 5 - 17) run June 17 - Aug. 16. Half-day and full-day options. Fees vary. 1922 The Alameda 3rd Floor, San Jose  
[www.ymcasv.org](http://www.ymcasv.org)

### Peninsula

408-351-6400

## Arts, Culture, Other Camps

### Busy Bees & Astro Kids Summer Adventure Camps

#### Mountain View

Join us for these half-day camps designed for 3-8 year olds as we have fun, participate in games and crafts, and go on fun field trips! Mountain View Community Center, 201 S. Rengstorff Avenue  
<http://mountainview.gov>

### Community School of Music and Arts (CSMA)

#### Mountain View

50+ creative camps for Gr. K-8! Drawing, Painting, Ceramics, Sculpture, Musical Theater, School of Rock, Digital Arts, more! One- and two-week sessions; full and half-day enrollment. Extended care available. Financial aid offered.  
[www.arts4all.org](http://www.arts4all.org)

650-917-6800 ext. 0

### DHF Wilderness Camps

#### Rancho San Antonio

#### Open Space Preserve

Children ages 6-14 can meet the livestock, help with farm chores, explore a wilderness preserve and have fun with crafts, songs and games. Older campers conclude the week with a sleepover at the Farm. Near the intersection of Hwy 85 and Hwy 280  
[mountainview.gov](http://mountainview.gov)

### Pacific Art League of Palo Alto

#### Palo Alto

PAL offers morning and afternoon art camps in cartooning and comics, printmaking, glass fusing, mixed media and acrylic and watercolor painting for children 5-18 years. It is a great place to explore imagination and creativity in a supportive, encouraging and fun environment with a lot of personal attention. Scholarships are available. 227 Forest Avenue  
[www.pacificartleague.org](http://www.pacificartleague.org)

650-321-3891

### Palo Alto Community Child Care (PACCC)

#### Palo Alto

PACCC summer camps offer campers, grades kindergarten to 6th, a wide variety of fun opportunities! K-1 Fun for the youngest campers, Neighborhood Adventure Fun and Ultimate Adventure Fun for the more active and on-the-go campers! New this year: Sports Adventure Camp for those young athletes and Operation Chef for out of this world cooking fun! Swimming twice per week, periodic field trips, special visitors and many engaging camp activities, songs and skits round out the fun offerings of PACCC Summer Camps! Registration is online. Open to campers from all communities! Come join the fun in Palo Alto!  
[www.paccc.org](http://www.paccc.org)

650-493-2361

### Theatreworks Summer Camps

#### Palo Alto

In these skill-building workshops for grades K-5, students engage in language-based activities, movement, music, and improvisation theatre games. Students present their own original pieces at the end of each two-week camp.  
[www.theatreworks.org/educationcommunity](http://www.theatreworks.org/educationcommunity)

650-493-7146

### Western Ballet

#### Mountain View

Students attend ballet class and rehearsal in preparation for the recital of either Peter Pan or The Little Mermaid at the end of the two week session. Separate Saturday classes are also offered. Ages 4-9. 914 N. Rengstorff Ave, Mountain View  
<http://westernballet.org/documents/summerchildrens.html>

### Western Ballet

#### Mountain View

### Intermediate Summer Intensive

Students obtain high quality training in ballet, pointe, character, jazz, and modern dance, while learning choreography from the classical ballet Paquita. The students dance in featured roles in a final performance. Ages 9-12. Audition required 914 N. Rengstorff Ave, Mountain View  
<http://westernballet.org/documents/summerpre-intermediate.html>

### Western Ballet

#### Mountain View

### Advanced Summer Intensive

Students obtain high quality training in ballet, pointe, character, jazz, and modern dance, while learning choreography from the classical ballet Paquita. The students dance in featured roles in a final performance. Ages 13-23. Audition required. 914 N. Rengstorff Ave, Mountain View  
[http://westernballet.org/documents/summer\\_int\\_adv.html](http://westernballet.org/documents/summer_int_adv.html)

### Summer at Peninsula School

#### Menlo Park

This is a child's delight with trees to climb, rope swings, and unpaved open spaces. Our engaging and creative program includes time to play and make friends. Peninsula School, 920 Peninsula Way. Visit website for class listings.  
[www.peninsulaschool.org/pensummerschool.htm](http://www.peninsulaschool.org/pensummerschool.htm)

650-325-1584, ext. 39

## Athletics

### Alan Margot's Tennis Camps

#### Atherton

Alan Margot's Tennis Camps provide an enjoyable way for your child to begin learning the game of tennis or to continue developing existing skills. Our approach is to create lots of fun with positive feedback and reinforcement in a nurturing tennis environment. Building self-esteem and confidence through enjoyment on the tennis court is a wonderful gift a child can keep forever! Super Juniors Camps, ages 3-6; Juniors Camps, ages 6-14.  
[www.alanmargot-tennis.net](http://www.alanmargot-tennis.net)

650-400-0464

### City of Mountain View Recreation Division

#### Mountain View

Discover fun with us this summer through the many programs available with the City of Mountain View Recreation Division. From sports to traditional day camps, to cooking camps, dance camps and art camps... we have it all! Mountain View Community Center, 201 S. Rengstorff Avenue  
<http://mountainview.gov>

### City of Mountain View Swim Lessons Rengstorff and Eagle Parks

#### Mountain View

We offer swim lessons for ages 6 months to 14 years. Following the American Red Cross swim lesson program, students are divided into one of the 11 different levels taught by a certified instructor. Rengstorff Park Pool, 201 S Rengstorff Ave and Eagle Park Pool, 650 Franklin St.  
<http://mountainview.gov/>

### Club Rec Juniors & Seniors

#### Mountain View

Club Rec Juniors and Seniors is open for youth 6-11 years old. These traditional day camps are filled with fun theme weeks, weekly trips, swimming, games, crafts and more! Monta Loma Elementary School, 490 Thompson Ave.  
<http://mountainview.gov>

### Foothills Day Camp

#### Palo Alto

What will you discover? Foothills Day and Fun Camps, for youth ages 8-10 and 5-7 respectively, includes canoeing, hiking, animal identification games, crafts, and more- all for less than \$5 an hour. Registration begins February 15th for residents. (February 22nd for non-residents.) Hurry, spaces are limited!  
[cityofpaloalto.org/enjoy](http://cityofpaloalto.org/enjoy)

650-463-4900

### J-Camp

#### Palo Alto

Exciting programs for kindergartners through teens include swimming, field trips, sports and more. Enroll your child in traditional or special focus camps like Surfing, Archery, Animal Adventure, Circus Camp and over 50 others! Oshman Family JCC, 3921 Fabian Way  
[www.paloaltojcc.org/jcamp](http://www.paloaltojcc.org/jcamp)

650-223-8622

### Kim Grant Tennis Academy & Summer Camps

#### Palo Alto Menlo Park/Redwood City

Fun and Specialized junior camps for Mini (3-5), Beginner, Intermediate 1&2, Advanced and Elite Players. Weekly programs designed by Kim Grant to improve players technique, fitness, agility, mental toughness and all around tennis game. Camps in Palo Alto, Menlo Park and Redwood City. Come make new friends and have tons of FUN!  
[www.KimGrantTennis.com](http://www.KimGrantTennis.com)

650-752-8061

### Nike Tennis Camps

#### Stanford University

Dick Gould's 43rd Annual Stanford Tennis School offers day camps for both juniors & adults. Weekly junior overnight & extended day camps run by John Whitlinger & Lele Forood. Junior Day Camp run by Brandon Coupe & Frankie Brennan.  
[www.USsportsCamps.com/tennis](http://www.USsportsCamps.com/tennis)

1-800-NIKE-CAMP (645-3226)

### Spartans Sports Camp

Spartans Sports Camp offers multi-sport, week-long sessions for boys and girls in grades 3-6 as well as sport-specific sessions for grades 6-9. There are also strength and conditioning camps for grades 6-12. Camps begin June 10th and run weekly through August 2nd at Mountain View High School. The camp is run by MVHS coaches and student-athletes and all proceeds benefit the MVHS Athletic Department. Lunch and extended care are available for your convenience. Register today!  
[www.SpartansSportsCamp.com](http://www.SpartansSportsCamp.com)

650-479-5906

### Spring Down Camp Equestrian Center

#### Portola Valley

Spring Down Camp teaches basic to advanced horsemanship skills. Ages 6-99 welcome! Daily informative lecture, riding lesson, supervised hands-on ski-II practice, safety around horses, tacking/untacking of own camp horse, and arts/crafts.  
[www.springdown.com](http://www.springdown.com)

650-851-1114

### Stanford Water Polo Camps

#### Stanford

Ages 7 and up. New to sport or have experience, we have a camp for you. Half day or Full day option for boys and girls. All the camps offer fundamental skill work, position work, scrimmages and games.  
[StanfordWaterPoloCamps.com](http://StanfordWaterPoloCamps.com)

650-725-9016

### Summer at Saint Francis

#### Mountain View

Sports & Activity Camp (ages 6-12): This all-sports camp provides group instruction in a variety of field, water and court games. Saint Francis faculty and students staff the camp, and the focus is always on fun. The program is dedicated to teaching teamwork, sportsmanship and positive self-esteem. After camp care and swim lessons available.  
[www.sfhs.com/summer](http://www.sfhs.com/summer)

650-968-1213 x650

### Summer at Saint Francis

#### Mountain View

Advanced Sports Camps (5th-9th grades): We offer a wide selection of advanced sports camps designed to provide players with the opportunity to improve both their skills and knowledge of a specific sport. Each camp is run by a Head Varsity Coach at Saint Francis, and is staffed by members of the coaching staff.  
[www.sfhs.com/summer](http://www.sfhs.com/summer)

650-968-1213 x650



## Public benefits

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regulations by giving “public benefits.” What this means varies from project to project. In 2009, when the City Council approved the Alma development — which includes a grocery store, 37 homes and 14 apartments — the main public benefit was the grocery store. Despite heavy criticism from the surrounding community and a recommendation to reject the project from the Planning and Transportation Commission, the council green-lighted it in hopes that the new store would fill a vacancy left by Albertsons in 2005.

The project also exemplifies the changing nature of planned-community — or PC — projects in Palo Alto. The city introduced the zoning designation in 1951 as a way to foster valuable developments that would fill community needs and that would otherwise be impossible under existing regulations. Senior-housing developments such as Lytton Gardens, Palo Alto Commons and Channing House all relied on this designation, as have, more recently, the Opportunity Center, which provides services for the homeless, and the Tree House, which offers affordable housing in a city that sorely needs it.

A shift began in 1978, when the city revised its zoning code in the aftermath of a development boom and introduced the intentionally vague concept of “public benefits” — that is, benefits that are not intrinsic to the project but that would be provided by the developer in exchange for zoning exemptions. That summer, developer Harold Hobbach became the first builder to pitch public art as a benefit for a large development — a residential complex on Sheridan Avenue. In exchange for building at greater density, Hobbach proposed, among other things, having winged, angel-like sculptures grace the four corners of the building.

The angels idea didn’t fly, though nearly two decades later, Hobbach finally got the zone change he needed after offering a list of benefits that included a public plaza with sculptures of Greek warriors. The most prominent of these is the 12-and-a-half-foot bronze statue called the “Body of the Urban Myth,” which features a Grecian female lifting a spouting washing machine over her head. While the fountain is still around, the public plaza has essentially been appropriated by Caffe Riace for outdoor seating. For critics of the city’s PC zoning, this Riace plaza is a prime example of disappearing public benefits and feeble enforcement by the city.

Past efforts to reform the process haven’t gone very far. In the late 1990s, then-Vice Mayor Ron Andersen and Councilwoman Micki Schneider argued that PC zoning allows developers to benefit at the expense of the city. At the time, Andersen described it as “zoning for sale.” But despite their arguments for a clearer definition of “public benefits,” no major overhaul was undertaken.

That debate over benefits has escalated in recent years, as de-



Genevieve Sheyner

*The plaza, above, at Caffe Riace exemplifies how a public benefit has been diminished by a restaurant that uses it as seating; Lytton Gardens, top right, is an example of a planned-community project whose function is itself the public benefit; part of the designated public space outside of St. Michael’s Alley, right, on High Street is currently being used for outdoor seating by the restaurant.*

velopers propose more planned-community projects. Judith Wasserman, who retired from the city’s Architectural Review Board after more than a decade, wrote in a Weekly opinion piece last year that “nothing brings out Palo Alto citizens with the pitchforks as fast as a Planned Community application.” The topic has become even more urgent since then, with land-use watchdogs now calling PC projects a “scam,” council members demanding profit projections from developers and planning commissioners looking at more substantive changes to the planned-community process, including establishment of benefit “menus” for developers to use.

And land-use watchdogs aren’t the only ones who argue that the process is failing. Councilwoman Liz Kniss said at a recent hearing that she shares the sense of many of her constituents that developers have been getting too much from these projects at the expense of the public. She called the “misuse” of the planned-community zone one of the top issues raised by constituents during last fall’s council campaign.

“There were very few issues that we heard about more than the misuse of the PC and how it’s been interpreted in such a way that developers have been advantaged,” Kniss said.

The closure of Miki’s adds even



Veronica Weber

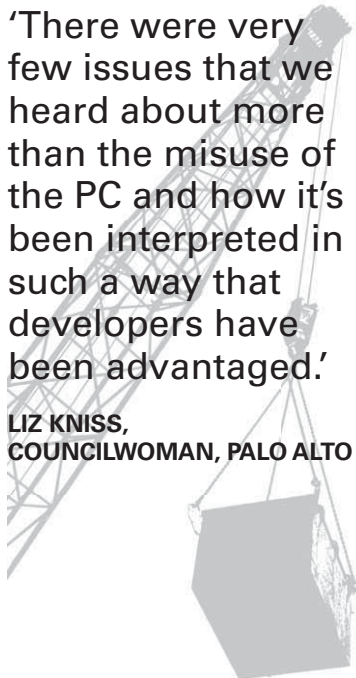


Veronica Weber

more fuel to a debate that has grown more critical with every giant proposal that arrives at the city’s Development Center. This month, the council is set to consider the grandest and most controversial of these — a proposal by developer John Arrillaga to build four tall office towers and a performing-arts theater at 27 University Ave., a site

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**LIZ KNISS, COUNCILWOMAN, PALO ALTO**



that currently includes MacArthur Park restaurant in the historic Hostess House. (Though no formal PC application has been submitted, the concept proposes major zoning exemptions in exchange for negotiated benefits.) And later this month, the Planning and Transportation Commission will grapple with a PC proposal from San Francisco-based developer Jay Paul, who last year approached the city about building two, 71-foot-tall office towers with 311,000 square feet of commercial space at 395 Page Mill Road, site of AOL’s Silicon Valley headquarters.

At the same time, staff is trying to fix problems with planned-community projects that have already been approved. This includes both the sudden grocery-store vacancy at Alma Plaza and the renovation of Edgewood Plaza, where a construction company erroneously demolished a historic building whose restoration was listed as a public benefit. The city is also considering another PC project at the central and often congested intersection of El Camino Real and Page Mill Road.

The tidal wave of controversial PC developments and the recent mishaps involving planned-community projects are prompting a fresh evaluation by the city. In an

unprecedented move, the city has just hired an economic analyst to evaluate the economic “private benefits” of the Jay Paul proposal so that the council can more easily gauge how much it should demand in public benefits. It’s a procedure that City Manager James Keene said last December would become standard for large projects.

Planners have also become more diligent about enforcement, compiling a list of recent PC projects and performing regular inspections, according to Planning Director Curtis Williams. As a result, one violation has been corrected. And the Planning and Transportation Commission last month began what promises to be a long and complex conversation about ways to bring more clarity, transparency and quantifiable standards to the process. The result could be the biggest transformation of the “planned community” in more than three decades.

Last month, in a highly unusual step, three planning commissioners co-wrote a memo calling for major changes to planned-community zoning. In the first sentence of the memo, Chair Eduardo Martinez, Vice Chair

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## Public benefits

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Mark Michael and Commissioner Michael Alcheck call the existing process “the greatest challenge to land-use planning in Palo Alto today” and predict that the issue will become more pressing in the coming years.

“The forces for development in Palo Alto, the scarcity of available land, the impact of higher density land uses, and the infrastructure required to support existing and new development demand that we revisit this aspect of the ‘Palo Alto Process,’” the memo states.

PC projects — the city has around 150 of them — were supposed to be exceptions: projects so laudable that they warrant bending or tossing aside standard zoning regulations. Instead, they have become the rule. Planning Commissioner Carl King observed at the March 27 discussion that developers these days are looking for “planned community” zoning for just about every major project. If he were a developer, King said, he’d do the same thing.

While developers still routinely talk about the benefits intrinsic to their proposals, that argument is getting harder to make in an era of lucrative office developments. Last May, the council approved the four-story “Lytton Gateway” building at the intersection of Alma Street and Lytton Avenue, a site formerly occupied by a Shell gas station. Developer Lund Smith said the project is meant to be a “beautiful, memorable building” that would greatly enhance a prominent entrance into the city for Caltrain commuters.

“I genuinely feel that is one of the public benefits,” Smith said.

That argument didn’t get much traction in the downtown neighborhoods, where residents have long complained about worsening traffic congestion and insufficient parking. The council approved the project only after debating the building’s effects on parking in downtown neighborhoods, particularly in Downtown North. In this case, the developer agreed to contribute \$2 million for future parking improvements, such as a new downtown garage, as a public benefit.

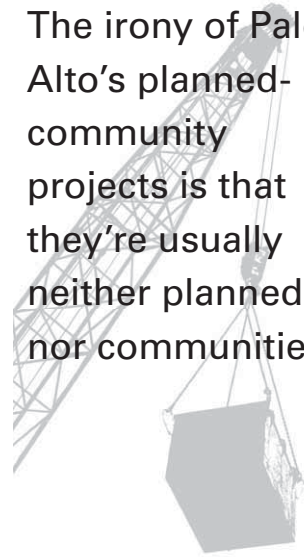
The irony of Palo Alto’s planned-community projects is that they’re usually neither planned nor communities. Other developments are forced to abide by the regulations in the city’s zoning code, which includes restrictions on height, density and setbacks from adjacent properties. The zoning code, in turn, draws its logic from the Comprehensive Plan, the city’s official land-use bible, which is developed and revised over many years and includes extensive feedback from city officials, staff planners and members of the wider community.

With planned-community projects, the zoning code effectively goes out the window as the city engages in ad hoc negotiations that combine elements of poker and auctioneering. Notes get passed at City Council meetings and projects have changed in the 11th hour

without an opportunity for the public to review the latest changes. The council typically spends a few hours asking developers if they are willing to trim some square footage off the proposal, reduce the building’s height, contribute more funds or add some public amenities — parks, community rooms and so on. During the discussion of Lytton Gateway, Councilman Greg Schmid proposed upping the ante and requiring a greater financial contribution from the developers, prompting Councilman Pat Burt to say, “This is starting to feel like ‘Squeeze the applicant until he screams ‘Uncle.’”

Usually, after a few revised pitches and several rounds of nodding and head-shaking by project applicants, the two sides come to a late-night agreement and the developer gets to build a project that is a bit smaller than initially proposed and a bit larger than residents and council members hoped it would be. In the end, most people are satisfied but few are thrilled, as befitting a compromise.

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The ad hoc and largely reactive nature of the approval process has long rankled local watch-dogs. At a recent hearing on the Jay Paul proposal, Fred Balin, a College Terrace neighborhood resident who has long advocated for more transparency in the planning process, urged the council to give more weight to what should be appropriate for the site and less to what the developer is pitching.

“Zone for what you want — not for what’s presented to you ad hoc,” Balin said.

Burt made a similar point at the September discussion of the Jay Paul project, which includes as one of its benefits the construction of a new police building for the city. Burt shared the view of most of his colleagues that the proposal — while laudable in many ways — is out of scale with the site. In this case, Burt said, it would take more than cosmetic changes to make it work.

“If we had a developer come and propose a doubling of existing zoning — an additional 200,000 square feet — ordinarily, our first reaction would be that we would say, ‘Holy cow! That’s a lot,’” Burt said. “Now, because they’re proposing 300,000 square feet, we think we can nip

and tuck and cut a little tiny bit. “We need to take a step back as a council and say: ‘What do we think would be an approximate reasonable amount of building for this site that would balance the interests?’”

The word “community” in the designation is also a bit of a misnomer these days. When PC-zoned projects were approved based on their intrinsic value, it was easy to call them communities — or community-oriented. While the term can still apply to developments like Edgewood Plaza, Alma Village or the proposed senior complex at 567 Maybell Ave., it’s a little harder to make it jibe with dense, office-heavy projects like Lytton Gateway, the College Terrace Centre on El Camino Real and the mammoth commercial proposals pitched by Jay Paul and Arrillaga.

With financially lucrative office buildings on the rise and the concept of “intrinsic benefit” on the wane, it’s extrinsic public benefits — sculptures, road improvements, grocery stores, bike lanes and contributions to the city’s housing and parking funds — that now dominate the conversation. Local law offers little guidance. The zoning code specifies that planned-community zoning is “intended for unified, comprehensively planned developments which are of substantial public benefit” and that these developments “will result in public benefits not otherwise attainable by application of regulations of general districts or combining districts.” What exactly this means is anyone’s guess. Nor does the code say anything about the challenge of sustaining ephemeral public benefits like Miki’s Farm Fresh Market — benefits that disappear after a few months, leaving the city with a vacant space and a housing project that no one on the council or in the surrounding community really wanted.

Wasserman, who had reviewed a myriad of PC projects while serving on the architectural board, blames the ordinance’s vagueness for fostering public rancor. In her opinion piece, she presented three possible solutions to eliminate the confusion: eliminate the PC zone altogether; specify that public benefits refer only to things outside the project itself; or do the opposite and limit the definition of the term to the project itself — a throwback, in a sense, to the 1950s.

The three planning commissioners proposed in their memo three categories of public benefits: those intrinsic to the project, those that come from enhancement of the project and those that contribute to the city’s overall need. Yet even with the categorization, the memo states, “the definition of a public benefit remains elusive.”

“Without a precise definition, measuring a public benefit and determining whether it meets the general purpose and intent of a PC-zone designation is cumbersome and unpredictable,” the memo states.

The memo proposes, as a possible solution, a menu of benefits that could be “expanded or tailored to meet our unique priorities and concerns.” The commissioners

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Veronica Weber

New homes being built at the Elevation Palo Alto site on Alma Street are reflected in the windows of the now-closed Miki's Farm Fresh Market at Alma Village.

cite the example of Santa Monica, which in 2010 adopted a system that provides developers with five categories of benefits (traffic management, affordable housing, physical improvements, cultural facilities and historic preservation) and allows them to earn points based on these elements. If a developer proposes a certain amount of benefits, the project becomes eligible for a second zoning "tier," which allows greater height and density. Those who provide even more benefits become eligible for "Tier 3," which grants even greater height and density exemptions. But the system has its own problems. Since Santa Monica adopted its land-use plan in July 2010, the number of development-agreement applications has skyrocketed, prompting city planners to request in December a slowdown in application processing. At least a dozen of these applications are for Tier 2 or Tier 3 projects, according to a recent report from Santa Monica's planning director.

The memo from Palo Alto planning commissioners also cites other cities, including Portland, Seattle, Berkeley and Chicago, that have adopted incentive-zoning programs similar to Santa Monica's.

A menu of benefits could bring a little more clarity and transparency to Palo Alto's public-benefits discussion, but even this would come at a cost. The existing process gives the City Council complete discretion for negotiating benefits. A menu-based system would limit this discretion and effectively allow developers to automatically get density bonuses and other exemptions if they offer a menu item as a benefit. It's also not a given that a menu would eliminate the ambiguities in the public-benefit discussion.

"They've got a pretty long list," Williams said, referring to Santa Monica's system. "It probably covers almost anything you can come up with."

Palo Alto is still a long way from solving the problem, but some changes have already

been made. During recent hearings on planned-community projects, various council members talked about the need to get more information about the economic impacts of the proposed projects, both for the developer and for the city. Citizen critics of the PC process, including Bob Moss and Winter Dellenbach, have consistently urged officials to get financial data from developers and then demand the same level in public benefits.

"The benefits to the public should approximate the increased value

**'We need to take a step back as a council and say: "What do we think would be an approximate reasonable amount of building for this site that would balance the interests?"'**

**PAT BURT,  
COUNCILMAN, PALO ALTO**

that the developer derives by being granted a PC zoning change," Dellenbach, a Barron Park neighborhood resident who spent three years investigating public-benefit violations, told the planning commission on March 27. "So figure out the gazillion dollars more that the developer will derive from getting a PC-zone change, and you would have a very rational yardstick about the value that public benefits should equal."

The city is unlikely to go that far. Some benefits, including historic preservation, are hard to measure.

And some projects, including affordable-housing projects like 567 Maybell, truly fill a deep city need. Who can argue that the Palo Alto Housing Corporation, the nonprofit seeking PC zoning for the Maybell development for seniors, should be forced to commission sculptures or construct bike lanes? And for some council members, at least, even major commercial projects could have intrinsic benefits.

In February, when the council was considering a PC zone for a property on the central intersection of El Camino Real and Page Mill, Councilman Larry Klein made the argument that the building, if done properly, would be a great benefit in itself. The corner is currently occupied by an empty lot that until recently was used by the Santa Clara Valley Transportation Authority. The city, Klein said, "missed the boat" with the other three corners of the busy intersection (which feature AT&T's retail store, soccer fields and the northern parking lot of the sprawling Palo Alto Square complex).

"My public benefit — I expect this to be the best building you've designed in your career," Klein told project architect Ken Hayes. "If the city asks for less in terms of public benefits — that's fine by me."

Not everyone bought this argument. Most council members agreed that the application should be revised and that more benefits should be added.

"There's the public benefit and the developer benefit — and I think they're out of whack at the moment," Councilman Marc Berman said, reflecting the view of the majority.

But even if the city doesn't require the two columns to be equal in every scenario, it plans to at least be more informed in future negotiations with developers. Williams said in an interview last week that the city has recently hired the consulting firm Applied Development Economics to evaluate the economic impacts of the Jay Paul proposal.

(continued on next page)

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**Public benefits**

(continued from previous page)

which is undergoing revisions. If the information proves useful, the firm (which also worked with the city on evaluating the economic impacts of the recent Stanford Hospital expansion) would also be retained to evaluate the proposal for the Valley Transportation Authority (VTA) lot at El Camino and Page Mill.

It remains to be seen whether these evaluations will become a regular part of the planned-community rezoning process. At the council's meeting last Dec. 3, Keene said he's directed staff to hire an independent analyst to assess the development value and public benefits for each large project before the city, information that would help the council reach its decisions.

Williams noted in a recent interview, however, that in many cases the information simply would not be pertinent.

"Sometimes, it's relevant how much a developer is making versus how much the developer is giving," Williams said.

"At other times, it's much more intangible and not quantifiable," he added, citing the Maybell development.

The city's drive toward requiring more economic data is also catching the attention of developers. Jim Baer, who consulted on Lytton Gateway and who is now working on the VTA-lot proposal, offered for the latter project a meta-benefit of sorts. In addition to the usual things like road improvements and a public easement for the corner property, Baer offered the city a methodology for evaluating benefits of planned-community projects.

"We'd come into a study session ... and say, 'Here's a methodology on how you analyze what the applicant gets, what it costs the applicant to derive that and how we're managing public benefit,'" Baer said.

Most planning commissioners agreed during their March 27 discussion that economic data could be valuable, citing the old adage: "You can't manage what you can't measure." For Martinez, things were a bit more complicated. Martinez, who grew up in Los Angeles, invoked the example of the Century Plaza Hotel, an iconic building that went up in the 1960s and that hosted numerous dignitaries and civic functions (it was also featured in the first "Die Hard" movie). Over the next few decades, the hotel fell into disrepair and the developer was looking to demolish it. The building was saved only after a heavy push from historic preservationists and an agreement by the city to allow incentive zoning at the site, which enabled construction of two commercial buildings next to the hotel and conversion of some rooms to condominiums.

"The Century Plaza Hotel has been restored to its previous glory, and it's a beautiful building and a symbol of L.A. — but you can't measure the public benefit of that," Martinez said. "You can't say that it was a win-win because I'm sure the developer won 10 times as much."

"But nevertheless, this historic building is still there. It's part of

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the L.A. landscape. It lives on for another generation or two — who knows? And it's an example of a public benefit in a development of this site that is immeasurable."

Figuring out the level of public benefits isn't the only issue that the city is wrestling with when it comes to planned-community projects. Enforcement is another hot topic. While Caffe Riace remains a poster child for planned-community critics, it isn't the only example. A small plaza that the city approved as a public benefit for the 800 High St. development in 2003 transformed five years later into an outdoor seating area for Saint Michael's Alley, a restaurant on High and Homer Avenue. For critics like Dellenbach, the two projects have become synonymous with lax enforcement. During her investigation, Dellenbach said, she had found numerous instances of public benefits not materializing or being transformed into other uses.

"Enforcement is absolutely critical," she said.

From Williams' perspective, the problem is a bit overstated. The overwhelming majority of public benefits, he said in a recent interview, get delivered as promised and do not require enforcement. For things like road enhancements, grocery stores and community facilities, once construction is completed, they are there for good. In his view, two most-often cited examples — Caffe Riace and the

plaza near Saint Michael's Alley — are glaring exceptions but certainly not the rule. In fact, the public plaza near Saint Michael's Alley was almost never used before the restaurant took it over, he said.

About a year ago, Williams said, the planning department put together a list of all planned-community projects that the city had approved over the past decade, including Alma Village, the Campus for Jewish Life, and 800 High St., and began inspecting them for compliance with public-benefit approvals. In the case of the Campus for Jewish Life and the Tree House (an affordable-housing development at 388 W. Charleston Road), this means checking to see whether the projects are meeting their traffic-management goals. For other projects, this means making sure the promised public art or public plazas are where they should be. Most comply, though city inspectors found one project on Lytton Avenue that had blocked off what was supposed to be a public-access road. The city got the public access reopened, Williams said.

Checking every PC project may be next to impossible, given the sheer number of them, but the city is trying to be "more systematic" about enforcement, Williams said. In addition to the projects on the list (which get checked either annually, biennially or every three years, depending on the project), the city also performs inspections based on complaints.

Sometimes, the problem sprouts from the individual PC ordinance. In the case of Caffe Riace, the ordinance creating the planned community doesn't prohibit the restaurant from setting up tables outside its establishment. It only calls for a "plaza which will be accessible to the public" and which includes "a water feature, benches and landscaping." The city has been checking periodically to make sure the conditions are met. In 2010, after complaints from Dellenbach and others, planners directed the cafe to relocate its furnishings and create more space for the public near the fountain.

The often-cited cases of Caffe Riace and Saint Michael's Alley may be exceptions, but they offer a valuable lesson, Williams said. When the city approves public plazas as "benefits," it needs to make sure they are designed in such a way that they cannot be taken over by adjacent businesses.

"There are a very small portion of public benefits that have been a problem, in that respect," Williams said. "But those are good lessons. When we designate outdoor areas to be specific to the public, we need to do that with eyes wide open." ■

*Staff Writer Gennady Sheyner can be emailed at [gsheyner@pawebly.com](mailto:gsheyner@pawebly.com).*

**About the cover**

*Design by Shannon Corey.*



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- Your address and sale merchandise will be included in a full-page map listing all participating sales. The map will be printed in the June 7, 2013 edition of the Palo Alto Weekly and online at [www.PaloAltoOnline.com/yardsale](http://www.PaloAltoOnline.com/yardsale)

For more information about the Yard Sale  
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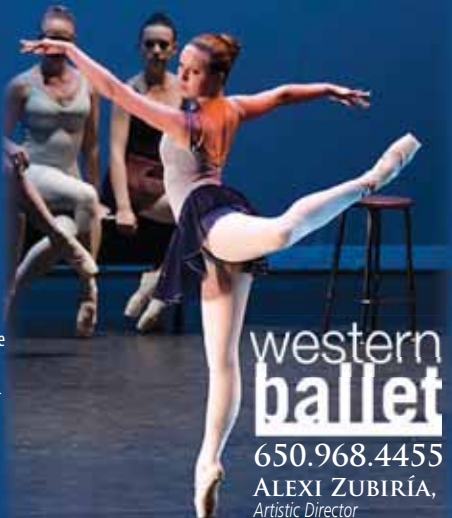
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# Goings On

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**'BFA/MFA: An Exhibition of Student Work'** New Coast Studios presents a show of works by 34 artists. March 28-April 27, Tues.-Sat., 10 a.m.-6 p.m. Free. New Coast Studios, 935 Industrial Ave., Palo Alto. [www.newcoaststudios.com](http://www.newcoaststudios.com)

**'Channelling Picasso'** An exhibit of paintings and sculpture by Charlotte Coqui. Reception April 6, 6-8 p.m. Exhibit through April 27, Tue. and Wed. 11 a.m.-4 p.m., Thurs.-Sat. 11 a.m.-8 p.m. Free. Gallery House, 320 S. California Ave., Palo Alto. Call 650-326-1668. [www.galleryhouse2.com](http://www.galleryhouse2.com)

**'Moulton & Moulton'** Smith Andersen Editions is presenting an exhibition by artists Mark B. Moulton and Helen B. Moulton. Mark will show his abstract paintings and mixed-media work alongside Helen's contemporary soapstone sculptures. The exhibit runs March 23 through April 20, Wed.-Sat. Free. Smith Andersen Editions,

440 Pepper Ave., Palo Alto. Call 650-327-7762.

**'Public Discourse'** The Department of Art & Art History at Stanford University presents "Public Discourse: Photographs by Robert Dawson." This exhibit features work from more than 30 years of photography. Open every day but Mon. through April 21. Free. Thomas Welton Stanford Art Gallery, 419 Lasuen Mall, Stanford. Call 650-725-0143. [art.stanford.edu](http://art.stanford.edu)

### Classes/Workshops

**'Beyond Calligraphy'** A class on calligraphy writing as a work of art used in collages, cards and scrapbooks. Various writing tools will be explored as well as a history of writing in general. Instructor is Taun Relihan. Fri., April 12-May 31, 10-11 a.m. \$50 (\$40 members). Avenidas, 450 Bryant St., Palo Alto. Call 650-289-5436. [avenidas.org](http://avenidas.org)

**'Build a Shortwave Radio'** In this class, students learn about the basic physics of

radio wave generation, propagation and reception; what a radio wave is; and about some of the scientists and engineers who made it all happen. As a class project, students make their own short wave radio receiver. Ages 10 and up. Sun., April 13-May 11, 10 a.m.-12:30 p.m. \$75 Members/\$85 Non-members. Museum of American Heritage, 351 Homer Ave., Palo Alto. Call 650-321-1004. [www.moah.org/education](http://www.moah.org/education)

**'French for Francophiles'** Avenidas offers "French for Francophiles" classes, in which students will learn to converse as if they're living in France. Some knowledge of French is recommended. The class instructor is Leo McCord Jr. April 10-June 26, Wednesdays, 12:30-2 p.m. \$75 (\$65 members). Avenidas, 450 Bryant St., Palo Alto. Call 650-289-5436. [www.avenidas.org](http://www.avenidas.org)

**'Impressionist-Style Painting'** Students will learn about color theory, value concept, composition, modern-art history, technique and limited-palette method. Still-life and landscape possibilities with loose brush strokes and acrylic colors. No class May 21. Tuesdays, April 16-June 11, 1-3:30 p.m. \$90 (\$80 members). Avenidas, 450 Bryant St., Palo Alto. Call 650-289-5436. [avenidas.org](http://avenidas.org)

**'Improv Essentials' Class for Adults** An improv workshop will be led by Terry Sandke. Workshop is limited to 12 participants. Ages 18 and up. April 24 through June 5, Wed., 7-9 p.m. \$315 for seven sessions (\$280 if you sign up before April 17). Dragon Theatre, 2120 Broadway St., Redwood City. [www.dragonproductions.net/rentalsclasses/classes.html](http://www.dragonproductions.net/rentalsclasses/classes.html)

**'Introduction to Seed Saving'** This presentation by Patrick O'Connor of the Bay Area Seed Interchange Library (BASIL), will discuss the fundamentals of seed saving of common vegetable families. Registration required. April 13, 1-3 p.m. Free. Mountain View Public Library, 585 Franklin St., Mountain View. Call 650-903-6337.

**'iPhone Photography II'** Building on the skills from iPhone I, this workshop will provide more information on handling the camera, exploring new applications in-depth and editing and organizing images in a camera and the iPhone community.



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### Community Events

**'Neighbors Helping Neighbors' Food-Collection Events** First Saturday of the month through August: 5/04, 6/01, 7/06 and 8/03. Participants should bring fresh, canned and packaged foods between 10 a.m. and 1 p.m. Foods dropped off benefit households and food closets. One-hour volunteer shifts available. Free. Midtown Center, 2700 Midtown Court, Palo Alto. Call 650-283-9910.

**Baylands Earth Day** The Palo Alto Baylands Nature Preserve will host a celebration of Earth Day on April 20. The event includes live animals, scavenger hunts, guided Audubon walks, hands-on science, net fishing, art projects and more. 11 a.m. - 3 p.m. Free. Palo Alto Baylands Nature Preserve, 2775 Embarcadero Rd., Palo Alto. Call 650-493-8000. [www.EVols.org](http://www.EVols.org)

**Earth Day Celebration** This event contains information by Los Altos Hills committees, environmental organizations and school groups; educational presentations of live wildcats at 1:30 and 3 p.m.; electric cars; a farmers' market; and "green games." April 21, 1-4 p.m. Free. Westwind Community Barn, 27210 Altamont Road, Los Altos Hills. Call 650-947-2518. [www.losaltoshills.ca.gov/parks-and-recreation/parks-and-recreation](http://www.losaltoshills.ca.gov/parks-and-recreation/parks-and-recreation)

**Earth Day on the Bay 2013** The Marine Science Institute will celebrate Earth Day with live music, an arts fair, a shark feeding at the Discovery Aquarium and more. April 20, 10 a.m.-5 p.m. Free. Marine Science Institute, 500 Discovery Parkway, Redwood City. Call 650-364-2760. [sfbaymsi.org/earthday.html](http://sfbaymsi.org/earthday.html)

**FCA Annual Conference** The Funeral Consumers Alliance of San Mateo and Santa Clara host the FCA's annual conference. Vince Evans from Hospice of the Valley will be a speaker. There will also be informational tables on funeral and cemetery topics. April 21, 2-4:30 p.m. Free. Los Altos Public Library, 13 S. San Antonio Rd., Los Altos 94022. Call 650-424-4427. [www.fcapeninsula.org](http://www.fcapeninsula.org)

**Main Library Closing Celebration** Event marks the start of the Palo Alto Main Library renovations and the opening of the temporary main library. April 30, 3-5 p.m. Free. Palo Alto Main Library, 1213 Newell Road, Palo Alto. Call 650-329-2436. [www.cityofpaloalto.org/news/displaynews.asp?NewsID=2187&TargetID=140](http://www.cityofpaloalto.org/news/displaynews.asp?NewsID=2187&TargetID=140)

**Palo Alto Music Boosters April Flea Market** The Paly Music Boosters April Flea Market features items for sale including books, antiques, crafts, plants and more. Proceeds support the Palo Alto High School Instrumental Music Program. To reserve a booth for sales, see contact information. April 14, 8:30 a.m.-3 p.m. Free. Palo Alto High School, 50 Embarcadero Road, Palo Alto. Call 650-324-3532.

### Concerts

**'The Danube Runs Through It'** The All Saints Episcopal Church presents "The Danube Runs Through It," with New Esterhazy Quartet: violinists Kati Kyme and Lisa Weiss, violist Anthony Martin and cellist William Skeen. Music: Haydn's Quartet Op. 33, No. 1 in B minor; Szekely's "Quatuor Hongrois" in B flat; and Bartok's Quartet No. 1, Op. 7. April 21, 8-10 p.m. \$25 (discount for students & seniors). All Saints Episcopal Church, 555 Waverley St., Palo Alto. Call 415-520-0611. [www.newesterhazy.org](http://www.newesterhazy.org)

**Ensemble Mirabile** The First Lutheran Church in Palo Alto presents "The Uncommon Grounds and Sonatas of the Italian and Spanish Baroque," an ensemble of music from the 16th and 17th centuries. April 19, 8-10 p.m. \$28 to \$35. First Lutheran Church, 600 Homer Ave, Palo Alto. Call 510-528-1725. [www.sfems.org](http://www.sfems.org)

**SF Conservatory Chamber Choir** The choir, under the direction of Ragnar Bohlin (who also directs the San Francisco Symphony Chorus), presents a free concert featuring two major 20th-century choral works: Arvo Part's "Passio" and Igor Stravinsky's "Mass" for choir, soloists and ten instruments. 6-7:30 p.m. Free. All Saints' Episcopal Church, 555 Waverley St. Palo Alto. [www.sfcem.edu](http://www.sfcem.edu)

### On Stage

**'Being Earnest'** TheatreWorks presents the world premiere of "Being Earnest" a new musical from Paul Gordon. Set

in 1965 London, this adaptation moves "The Importance of Being Earnest" to a bachelor flat near Carnaby Street, where mod fashion, music and morality inspires a quartet of lovers. Tues.-Sun., April 3-28. \$23-\$73. Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. Call 650-463-1960. [www.theatreworks.org](http://www.theatreworks.org)

**'Cats'** Presented By Broadway By the Bay, created by Andrew Lloyd Webber and inspired by "Old Possum's Book of Practical Cats," by T.S. Eliot. It tells the story of the Jellicles and the fate of one cat who will be chosen to come back to a new life. April 6-28, \$35-60. Fox Theatre, 2215 Broadway, Redwood City. [www.foxrwc.com](http://www.foxrwc.com)

**'Spring Awakening'** The Ram's Head Theatrical Society presents "Spring Awakening," a rock musical adaptation of Frank Wedekind's 1891 expressionist play. April 12-13 and 18-20, 8-10 p.m. \$10-\$20. Memorial Auditorium, 551 Serra Mall, Stanford. [musical.stanford.edu](http://musical.stanford.edu)

**'Twelfth Night'** Stanford Theater and Performance Studies will celebrate the Memorial Auditorium's 75th anniversary with an American Conservatory Theater performance of the building's inaugural production, Shakespeare's "Twelfth Night." Anniversary gala to follow. April 16, 7-8:30 p.m. \$10-\$75. Memorial Auditorium, Pigott Theater, 551 Serra Mall, Stanford. [drama.stanford.edu](http://drama.stanford.edu)

**Firebird Dance Theatre's Annual Benefit Performance** The Oshman Family JCC will host the Firebird Dance Theatre as it

presents its Annual Benefit Performance in memory of its founder Rosa Lysaya. April 14, 5-7:30 p.m. \$15 for members and students, \$18 for Moldaw residents, \$20 for non-members, \$25 at the door. Albert and Janet Schultz Cultural Arts Hall, 3921 Fabian Way, Palo Alto. [www.paloaltojcc.org/firebird](http://www.paloaltojcc.org/firebird)

**Les Liaisons Dangereuses** The Dragon Theatre presents "Les Liaisons Dangereuses," a drama set in France among aristocrats and themes of revenge, love, lust and betrayal. Running April 18 through May 12, Thursday through Sunday, 8-10:30 p.m. \$10-\$35. Dragon Theatre, 2120 Broadway St., Redwood City. Call 650-493-2006. [www.dragonproductions.net/lesliaisons.html](http://www.dragonproductions.net/lesliaisons.html)

**MVHS Presents Shakespeare's 'Romeo and Juliet'** Mountain View High School will present Shakespeare's famous tragedy of star-crossed lovers for its spring play. Tickets are available at the door or in the MVHS Finance Office. April 15-27, 7-9 p.m. \$10 adults, \$5 students/seniors. Spartan Theatre, 3535 Truman Ave., Mountain View. Call 650-940-7406. [www.mvs.net](http://www.mvs.net)

**Pear Slices 2013** The Pear Avenue Theatre presents its 10th annual offering of new short plays by members of the Pear Playwrights Guild. Featuring eight actors in nine original works. Sunday performances are at 2:00 pm. April 5 through 28, Thurs. through Sun., 8-10 p.m. \$10-\$30 Pear Avenue Theatre, 1220 Pear Ave., Mountain View. Call 650-254-1148. [www.thepear.org](http://www.thepear.org)



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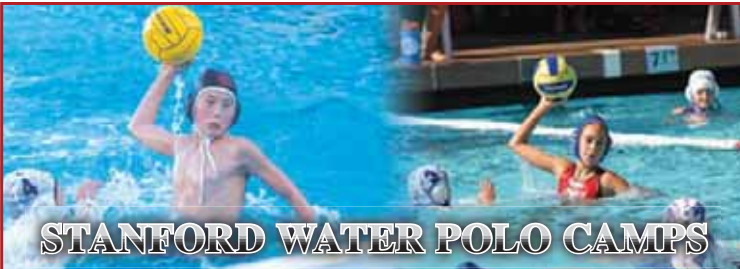
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## Bulletin Board

### 115 Announcements

Community Preparedness Day



**Free Earth Day Celebration**  
 For parents and kids ages 2-4  
 Saturday, April 20th 11:00-12:00  
 • Visit with our live turtle, tarantula, and tropical toads  
 • Paint a butterfly  
 • Listen to a nature-themed story  
 • Explore our beautiful outdoor classroom and gardens  
 • Plant a seed to take home  
 RSVP: info@LAPP.coop  
 www.lapp.coop

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**Instruction for Hebrew**  
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 650/424-1940

### 133 Music Lessons

**Acoustic Guitar Classes**  
 www.carolmccomb.com (650)260-2654  
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**Jazz & Pop Piano Lessons**  
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 Voice Lessons

### 135 Group Activities

Thanks to St Jude

### 145 Non-Profits Needs

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WISH LIST FRIENDS PA LIBRARY

### 150 Volunteers

Fosterers Needed for Moffet Cats  
 FRIENDS OF THE PALO ALTO LIBRARY

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**Donate Your Car, Truck, Boat**  
 to Heritage for the Blind. Free 3 day vacation, Tax deductible, free towing, all paperwork taken care of.  
 888-902-6851. (Cal-SCAN)

### 210 Garage/Estate Sales

Menlo Park, 1155 Hidden Oaks Dr., Apr 13 9-4  
 Menlo Park, Mckendry Drive Block Sale, Saturday, April 13, 9 a.m. to 1 p.m.  
 Mountain View, 570 Bush Street, April 13, 8-3

**PA: Citywide Yard Sale, June 8**  
 Helping the environment and making money has never been so easy. Reusing - whether you donate, buy, or sell - is one of the best ways to reduce waste and keep usable stuff out of the landfill.

Join us for the Palo Alto Citywide Yard Sale on June 8.

Details will be posted on <http://www.PaloAltoOnline.com/yardsale/>

The map and listings will be uploaded to this page and be printed in the **June 7, 2013** edition of the **Palo Alto Weekly**.

Redwood City, 3016 Rolison Road, April 13 & 14, 11AM - 4 PM

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### 240 Furnishings/Household items

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### 245 Miscellaneous

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**4/13 Heirloom Seedling Sale**  
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Where: DeMartini Orchard, 66 North San Antonio Rd, Los Altos 94022  
 When: Sat., April 13th, 9 a.m. - 3 p.m.

More info and pre-sales: 650/324-2769, www.collectiveroots.org

**Billiard Table Brunswick**  
 Billiard Table Brunswick model Windsor call 559 999 7339

### 350 Preschools/Schools/Camps

Free Earth Day Celebration

### 355 Items for Sale

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 injury? Have you or a loved one suffered common types of harm or injury from hysterectomy or prostate robotic surgery including: - ureter(s) cut - vaginal cuff dehiscence - organ puncture - internal burns - tears of intestines or blood vessels. If yes, you may have a legal claim and be entitled to compensation. Call TollFree in California to protect your rights: 800-345-4125. roboinjuries@audetlaw.com  
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### 475 Psychotherapy & Counseling

**Counseling Services**  
 Mental Research Institute clinics offer low cost counseling services by appointment for individuals, couples, families and children in English, Spanish, and Mandarin. Location: 555 Middlefield Rd, Palo Alto. For information, call 650/321-3055

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### 500 Help Wanted

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 Lice treatment salon opening in Menlo Park - May 2013

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### 550 Business Opportunities

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### 560 Employment Information

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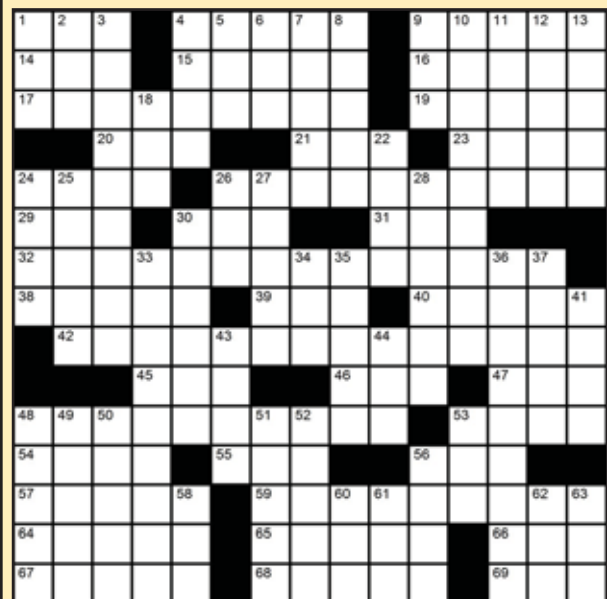
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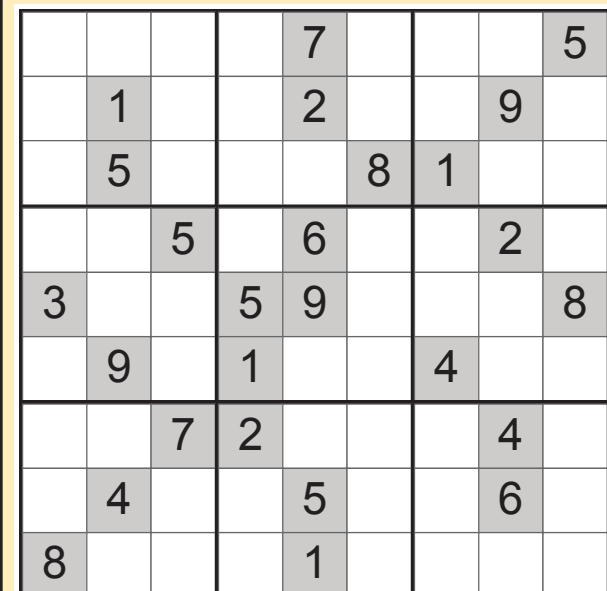
Answers on page 56

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**Across**  
 1 Open \_\_\_ Night  
 4 Rice side  
 9 Make fit  
 14 Smoker's leavings  
 15 Counting everything  
 16 Electrical inventor Nikola  
 17 Line from 1989's "Dead Pest Society" about grabbing ten cents?  
 19 Get darker outside  
 20 "Absolutely"  
 21 Total jerk  
 23 Pain in the neck  
 24 In \_\_\_ (at heart)  
 26 With 32-across, line from 1983's "Carsface" about an early GPS system?  
 29 Detoxifying site  
 30 River biter  
 31 Very, to Valdez  
 32 See 26-across  
 38 "Love Story" author Segal  
 39 One URL ending  
 40 Impede, as with "the works"  
 42 Line from 1999's "The Sixth Sense" about visiting Miami?  
 45 Biochemistry abbr.  
 46 Diploma alternative  
 47 \_\_\_ Avivan  
 48 With 59-across, line from 1950's "Unsets Blvd." about a new marriage counselor?  
 53 David \_\_\_ Pierce  
 54 Naive utterances  
 55 "\_\_\_ Gang"  
 56 \_\_\_ Dark Materials (Philip Pullman trilogy)  
 57 Garden gate fastener  
 59 See 48-across  
 64 How actors can cry  
 65 Olympics prize  
 66 Eggs  
 67 Fill-in-the-blank survey option  
 68 California town that used to have a palindromic bakery  
 69 Animator Avery

**Down**  
 1 It's not PC?  
 2 "Love \_\_\_ Battlefield" (Pat Benatar)  
 3 Pre-butterfly creature  
 4 Slapstick ammo  
 5 Neither Dem. nor Rep.  
 6 China's Chou En-\_\_\_  
 7 Lancome competitor  
 8 It may be peddled  
 9 Biggest city in Ga.  
 10 Two that are trouble  
 11 Houston player  
 12 Cloth fold  
 13 Dance like an Argentine  
 18 \_\_\_-wee Herman  
 22 Big rig  
 24 Mr. Hoggett's wife, in "Babe"  
 25 "Heidi" author Johanna  
 26 Fast plane, for short  
 27 Make \_\_\_ for mercy  
 28 Moved forward quickly  
 30 Goddess of wisdom  
 33 Arctic drama  
 34 Announcer Hall  
 35 Tierra del \_\_\_  
 36 Place to save game progress, on some cartridges  
 37 Had free reign of  
 41 Brazilian soccer legend  
 43 Woodworking groove  
 44 Apiece  
 48 Cold storage?  
 49 Signified  
 50 Dry heave  
 51 Delish  
 52 Fast food fixture  
 53 Style-conscious  
 56 Dance with a story  
 58 "Cover \_\_\_ Face" (P.D. James book)  
 60 B-F connectors  
 61 Mighty tree  
 62 The night before Christmas, sa  
 63 Marching band instrument

**This week's SUDOKU**



Answers on page 56

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**801 Apartments/Condos/Studios**

Mountain View, 1 BR/1 BA - \$1525  
 Mountain View, 1 BR/1 BA - \$1650  
 Mountain View, 1 BR/1 BA - \$1545  
 Mountain View, 1 BR/1 BA - \$1595

**MP: 2BR**  
 Apartment with lrg private landscaped garden.  
 \$2395 650-961-1475  
 Palo Alto - \$5000

**803 Duplex**

Redwood City - \$2,500

**805 Homes for Rent**

Fully Furnished 3 Bedroom Home In Palo Alto, 3 BR/2 BA - \$4900/mont  
 Menlo Park, 3 BR/2 BA - \$5,200.00  
 Palo Alto, 4 BR/2 BA - \$4900. mon  
 Redwood City - \$4,000.00  
 Redwood City, 3 BR/2 BA - \$4,000.00  
 Redwood City/emerald Hills - \$4700  
 Redwood City/emerald Hills, 3 BR/3.5 BA - \$4900

**809 Shared Housing/Rooms**

**PA: Furn. Room**  
 Quiet house, Midtown. Bike to Stanford. Share bath w/1. Laundry, lite kit. Avail. 4/15. \$695 mo. 650/326-3424

Palo Alto, 1 BR/1 BA - \$1075

**811 Office Space**

Palo Alto, Studio - \$1695/mont

**825 Homes/Condos for Sale**

Los Altos - \$799000



**Menlo Park**  
 240 Menlo Oaks Drive  
 Open House 1-4PM Apr 14, 20, 21  
 Offers accepted 4-24 until 6PM  
 Rich Chambers 650-321-2490  
 www.240MenloOaksDrive.com



**Menlo Park, 1 BR/1 BA**  
 Super ground level condo near Stanford. Pristine condition w/stainless appliances, high ceilings, plenty of light. Two car spaces. Virtual tour at www.tourfactory.com/968543. Open Sun 31, 1.30 to 4.30. Call Vic Spicer 650 255 5007

Menlo Park, 3 BR/2 BA - \$1099000

Palo Alto, 3 BR/2 BA - \$899000

Portola Valley, 3 BR/2 BA - \$1,549,000

Redwood City, 3 BR/2 BA - \$599000

Woodside, 3 BR/2 BA - \$1099000

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<http://www.fogster.com>

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The online guide to Palo Alto businesses

[ShopPaloAlto.com](http://ShopPaloAlto.com)



# Public Notices

## 995 Fictitious Name Statement

THERAPISTWILL  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 575871  
The following person (persons) is (are) doing business as:  
1) TherapistWill, 2) TherapistWill.com, located at 2600 El Camino Real, Suite 506, Palo Alto, CA 94306, Santa Clara County.  
This business is owned by: A Limited Liability Company. The name and residence address of the owner(s)/registrant(s) is(are):  
Therapist Esquire, LLC  
2600 El Camino Real, Suite 506 Palo Alto, CA 94306. Registrant/Owner has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 11, 2013.  
(PAW Mar. 22, 29, Apr. 5, 12, 2013)

THE DAWN THOMAS TEAM, INC.  
SILICON VALLEY and BEYOND  
SVAB PROPERTY MANAGEMENT  
REAL ESTATE HER WAY  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 576423  
The following person (persons) is (are) doing business as:  
1.) The Dawn Thomas Team, Inc., 2.) SILICON VALLEY and BEYOND, 3.) SVAB Property Management, 4.) Real Estate Her Way, 496 First St., Suite 200, Los Altos, CA 94022, Santa Clara County.  
This business is owned by: A Corporation.  
The name and residence address of the owner(s)/registrant(s) is(are):  
THE DAWN THOMAS TEAM, INC.  
171 Main St. #224  
Los Altos, CA 94022  
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 12/1/2008. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 22, 2013.  
(PAW Mar. 29, Apr. 5, 12, 19, 2013)

SKY CAB  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 576350  
The following person (persons) is (are) doing business as:  
Sky Cab, located at 2896 Klein Rd., San Jose, CA 95148, Santa Clara County.  
This business is owned by: An Individual.  
The name and residence address of the owner(s)/registrant(s) is(are):  
SATWANT S. GREWAL  
2896 Klein Rd.  
San Jose, CA 95148  
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 3/21/2013. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 21, 2013.  
(PAW Mar. 29, Apr. 5, 12, 19, 2013)

DONDO VENTURES  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 576415  
The following person (persons) is (are) doing business as:  
Dondo Ventures, located at 1048 Webster Street, Palo Alto, CA 94301, Santa Clara County.  
This business is owned by: A Joint Venture.  
The name and residence address of the owner(s)/registrant(s) is(are):  
NICHOLAS ZAHARIAS  
2043 Oakley Avenue  
Menlo Park, CA 94025  
WILLIAM C. COX  
1048 Webster Street  
Palo Alto, CA 94301  
STEPHEN O. NIETHAMMER  
621 High Street  
Palo Alto, CA 94301  
ANDREW COX  
271 Leland Avenue  
Menlo Park, CA 94025  
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 03/06/2013. This statement was filed with the County Clerk-Recorder of Santa Clara

County on March 22, 2013.  
(PAW Mar. 29, Apr. 5, 12, 19, 2013)  
DEM CONSULTING  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 576429  
The following person (persons) is (are) doing business as:  
DEM Consulting, located at 4350 Miller Ave., Palo Alto, CA 94306, Santa Clara County.  
This business is owned by: An Individual.  
The name and residence address of the owner(s)/registrant(s) is(are):  
DAVID ENNIO MINOR  
4350 Miller Ave.  
Palo Alto, CA 94306  
Registrant/Owner has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 22, 2013.  
(PAW Apr. 5, 12, 19, 26, 2013)

LeVett Properties  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 576377  
The following person (persons) is (are) doing business as:  
LeVett Properties, located at 502 Waverley Street, Palo Alto, CA 94301, Santa Clara County.  
This business is owned by: An Individual.  
The name and residence address of the owner(s)/registrant(s) is(are):  
Dennis A. LeVett  
502 Waverley Street  
Palo Alto, CA 94301  
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 03/01/2013. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 22, 2013.  
(PAW Apr. 12, 19, 26 May 3, 2013)

MOSAIC GLOBAL TRANSPORTATION  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 576339  
The following person (persons) is (are) doing business as:  
Mosaic Global Transportation, located at 643 Bair Island Rd., #210, Redwood City, CA 94063, San Mateo County.  
The principal place of Business is in San Mateo County and a current Fictitious business name statement is on file at the County Clerk-Recorder's office of said County. Santa Clara.  
This business is owned by: A Corporation.  
The name and residence address of the owner(s)/registrant(s) is(are):  
RM EXECUTIVE TRANSPORTATION  
643 Bair Island Rd., #210  
Redwood City, CA 94063  
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 1/30/2008. This statement was filed with the

County Clerk-Recorder of Santa Clara County on March 21, 2013.  
(PAW Apr. 12, 19, 26, May 3, 2013)

## 997 All Other Legals

SUMMONS  
(Citation Judicial)  
NOTICE TO DEFENDANT:  
(Aviso al Demandado):  
LINDA ANN AUSTIN

YOU ARE BEING SUED BY PLAINTIFF:  
(Lo esta Demandando el Demandante):  
MARA M. McCAIN

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelp-california.org](http://www.lawhelp-california.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato

legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

Case Number: 113CV239270  
(Numero del Caso):

The name and address of the court is: (El nombre y direccion de la corte es):  
County of Santa Clara Superior Court  
191 N. First St.  
San Jose, CA 95113  
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:  
(El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado es):  
Mara M. McCain  
2035 El Prado Street  
Redwood City, CA 94061  
Date: February 8, 2013  
(Fecha):  
David H. Yamasaki  
Chief Executive Officer Clerk  
Clerk, by A. Ramirez, Deputy  
(secretario) (Adjunto)  
Notice to the person served: You are served as an individual defendant.  
(PAW Apr. 5, 12, 19, 26, 2013)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF SANTA CLARA  
Case No.: 113CV243593  
TO ALL INTERESTED PERSONS:  
Petitioner: EMILIE V. CHEUNG, et al. filed a petition with this court for a decree changing names as follows:  
A.) JONATHAN JAMES MOORE to JONATHAN JAMES MOORE CHEUNG  
B.) HOLLY MADELINE MOORE to HOLLY MADELINE MOORE CHEUNG.  
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING: June 25, 2013, 8:45 a.m., Room: 107 of the Superior Court of California, County of Santa Clara, 191 N. First Street, San Jose, CA 95113.  
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:  
PALO ALTO WEEKLY  
Date: March 26, 2013  
/s/ Thomas Wm. Cain  
JUDGE OF THE SUPERIOR COURT  
(PAW Apr. 5, 12, 19, 26, 2013)



## Did you know?

- The Palo Alto Weekly is adjudicated to publish in the County of Santa Clara.
- Our adjudication includes the Mid-Peninsula communities of Palo Alto, Stanford, Los Altos, and Mountain View
- The Palo Alto Weekly publishes every Friday.  
**Deadline: Noon Tuesday**  
**Call Alicia Santillan: (650) 326-8210 x6578** to assist you with your legal advertising needs.  
**E-mail: [asantillan@pawebly.com](mailto:asantillan@pawebly.com)**



## Answers to this week's puzzles, which can be found on page 55.

M	I	C		P	I	L	A	F		A	D	A	P	T		
A	S	H		I	N	A	L	L		T	E	S	L	A		
C	A	R	P	E	D	I	M	E		L	A	T	E	N		
		Y	E	S		A	S	S		D	R	A	G			
E	S	S	E		S	A	Y	H	E	L	L	O	T	O		
S	P	A		A	S	P				M	U	Y				
M	Y	L	I	T	T	L	E	F	I	N	D	E	R			
E	R	I	C	H		E	D	U		G	U	M	U	P		
		I	S	E	E	D	A	D	E	P	E	O	P	L	E	
				R	N	A				G	E	D		T	E	L
I	M	R	E	A	D	Y	F	O	R		H	Y	D	E		
G	E	E	S		O	U	R			H	I	S				
L	A	T	C	H		M	Y	C	O	U	P	L	E	S		
O	N	C	U	E		M	E	D	A	L		O	V	A		
O	T	H	E	R		Y	R	E	K	A		T	E	X		

4	3	9	6	7	1	2	8	5
6	1	8	3	2	5	7	9	4
7	5	2	9	4	8	1	3	6
1	8	5	7	6	4	9	2	3
3	7	4	5	9	2	6	1	8
2	9	6	1	8	3	4	5	7
5	6	7	2	3	9	8	4	1
9	4	1	8	5	7	3	6	2
8	2	3	4	1	6	5	7	9

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