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Los Altos Town Crier

Community news for Los Altos, Los Altos Hills and Mountain View since 1947

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Los Altos field hockey wins CCS title







Shelly Bowers/Special to the Town Crier

The Los Altos field hockey team won the CCS Division II championship over Leigh 3-0 Saturday. Los Altos was the No. 2 seed and beat Palo Alto and Prospect to get to the final.

Mountain View prioritizes flexibility and collaboration in new climate plan

By Ava Acharya
Town Crier Staff Writer

Mountain View City Council has adopted a five-year climate sustainability plan, furthering the city's goal to achieve carbon-neutrality by 2045.

The plan, titled "Climate Forward Mountain View: Building Momentum Toward a Carbon-Free Future," builds on existing city policy with an emphasis on flexibility, advocacy and legislative coordination.

"Climate forward helps to position Mountain View to take advantage of opportunities when they arise by building local electrification programs, expanding infrastructure, strengthening partnerships and addressing barriers to participation in decarbonization," said chief sustainability and resiliency officer Danielle Lee.

Lee, alongside sustainability program manager Rebecca Lucky, presented the Climate Forward plan at City Council's Nov. 10 meeting. The plan covers green policy direction for five years, beginning in 2027 and ending in 2031.

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Los Altos Hills passes emergency ordinance ahead of El Niño

By Ava Acharya
Town Crier Staff Writer

Los Altos Hills City Council passed a local emergency proclamation, allowing the city to address potential vulnerabilities ahead of harsh winter storms.

As a small and semi-rural community, Los Altos Hills faces several pressing challenges in light of this year's potentially historic El Niño season, said assistant city manager Mindy Shaine.

Shaine presented the ordinance, alongside local vulnerabilities, at City Council's Nov. 12 meeting.

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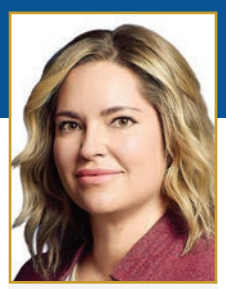
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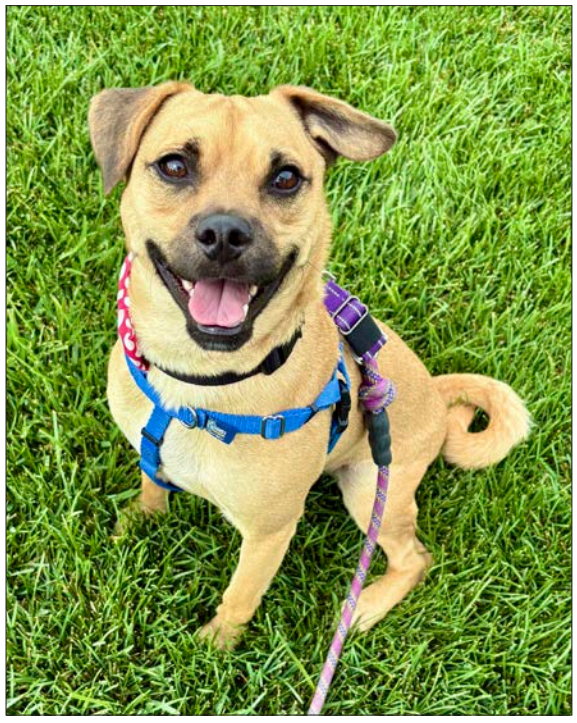
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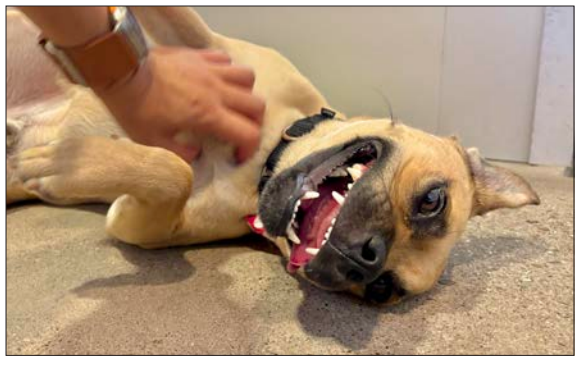
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Pet of the Week: Reilly





Courtesy of Pets in Need



Reilly is playful, outgoing, incredibly smart and absolutely loves people. He's a fetch fanatic who is always ready for another round, and his eagerness to learn makes him a joy to be with.

Reilly has been patiently waiting for his turn to find a new home. Along the way, he's made some wonderful canine friends who have all since been adopted. Now, it's finally Reilly's turn!

While Reilly can sometimes be reactive to other dogs on leash, he's shown that he's capable of building great friendships. He's currently participating in a Board and Train program to help reduce his stress from extended time in the shelter and give him the tools to feel more confident and comfortable.

Reilly has so much love, personality and potential to share. What he needs now is someone willing to give him a chance.

Come meet Reilly, share his story, and help us find this very good boy the home he deserves!

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Williamson Act brings heated discussion on fairness and reform

By Ava Acharya
Town Crier Staff Writer

Los Altos Hills' ongoing efforts to reform and apply Williamson Act policy erupted into conflict, with both sides threatening lawsuits against the city government over residential construction.

This conflict has seemingly been brewing for some time, with City Council members noting vagueness in policy language as a driving force behind the need for overall reform.

"The intent of the Williamson Act is to encourage land for open space, commercial agriculture, and recreation," said Los Altos Hills Mayor Rajiv Bhateja. "(The city) set all the rules, and the rules that were set here were very vague."

City Council's Nov. 12 meeting involved heated discussion with residents on either side of the conflict passionately arguing for fair policy application. The conflict in question centered on a previously unoccupied property located near La Barranca Road.

Council ultimately ruled in favor of allowing construction, but expressed intent to terminate the property's Williamson Act contract and reiterated a need to alter the city's overall policies.

The Williamson Act

The Williamson Act, also referred to as the California Land Conservation Act, was first established in 1965. This policy offers lower taxes to properties designated under agricultural or open space use.

A property owner is able to enter into a self-renewing contract with their local government. However, entering into this contract comes with certain constrictions, the specific details of which vary from city to city.

Earlier this year Los Altos Hills City Council formed an Ad Hoc committee, composed of Bhateja and Councilmember George Tyson, with the express purpose of evaluating Los Altos Hills' Williamson Act procedures.

A part of this evaluation involves looking at properties currently under the act and determining whether or not they truly qualify.

"Some of the Williamson Act properties in town are very similar to what we might consider typical homes," Bhateja said. "I think most people in town would agree that if a property looks like a duck and walks like a duck, it's a duck. It's a typical home and should be treated as a regular home, not as an agricultural reserve or open space."

Bhateja further said that the city is not able to cancel existing contracts, only renegotiate or choose not to renew contracts that are no longer applicable. Typically contracts are renewed every 10 years.

Property owners are able to cancel existing contracts, but are required to pay a fee equivalent to 12.5% of the property's market rate value.

In addition to this, contract cancellation creates certain barriers which prevent any construction while property taxes are adjusted. This adjustment occurs across the remaining time left on a Williamson Act contract's 10-year renewal period.



Ava Acharya

Naveen Vangala addresses Los Altos Hills City Council at its Nov. 12 meeting.

La Barranca Property

The La Barranca property entered into a Williamson Act contract in 1972 and was purchased by Naveen Vangala in 2024 for around $700,000. While currently Vangala owes decreased taxes on the property, once construction starts, property taxes would be adjusted to the standard value under Proposition 13.

Alongside the Williamson Act, the property came with a multitude of issues that proved difficult to navigate. Some issues include a steep slope encompassing most of the property, a fault line and septic complications.

Vangala has been attempting to build a family home on this property for the past couple of years. The process of working with the land's existing issues proved quite challenging, Vangala said.

"There are multiple complications to that particular lot," Vangala said. "I think that is the main reason why it was not sold for a long time, and at the time we were also told by sellers if you cannot build it for various reasons ... then the value is zero. You're buying for $700,00 but it's worth nothing. It could be worth something if you build it."

Vangala worked with a design and engineering team in order to lay out a feasible home plan, which was brought to Los Altos Hills Planning Commission in June of 2026.

These original designs were deemed unacceptable for Williamson Act inclusion. Although Vangala has since revised designs, many community members feel that it is unfair to allow residential properties to qualify under Williamson Act guidelines.

Vangala's revised plans, which included a chicken coop, greenhouse and designated open space area, were presented at the Nov. 12 City Council meeting. Neighbors and community members were also in attendance to argue against the plan's inclusion under the Williamson Act.

> '(The) Constitution requires an enforceable restriction on the scope of development, and this project is proposed to be developed to the limits of what Los Altos Hills would otherwise require of a property not under the Williamson Act. Therefore, there is no restriction on the scope of development'
>
> **Michael Grady,** Community Member

Conflict over fairness

Both Vangala and members of the surrounding community attended the Nov. 12 City Council meeting with legal counsel. Additionally, prior to the meeting, both parties threatened lawsuits if the City Council ruled in the other's favor.

Community members pointed to several issues that they found with allowing Vangala to begin construction under the Williamson Act, including compliance with California's state constitution and an overall lack of agricultural or open space use. Additionally, they argued that Vangala should be required to pay the 12.5% cancellation fee before construction begins.

Community member John O'Connell pointed to the Planning Commission's determination that a residential

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CLIMATE

From Page 1

Lee stressed the importance of flexibility when implementing climate policy, given that many of the factors impacting this policy lie outside of the control of city government.

Councilmember Alison Hicks noted the shift toward more conservative federal environmental infrastructure following elections in 2024. That shift, Lee said, resulted in the loss of certain green incentives that Mountain View had previously intended to utilize.

Although recent midterm elections could indicate the return of more progressive environmental policy, this is not a given and the city should be prepared to exercise its own authority regardless, Lee said.

The Climate Forward plan is intended to help Mountain View utilize the resources at its disposal, while accounting for the potential loss of those resources, Lee added.

> 'A 'one size fits all' approach will not work for every building.'
>
> **Rebecca Lucky,** SUSTAINABILITY PROGRAM MANAGER

It does so across 29 actions, organized into four focus areas. These focus areas include clean buildings, clean transportation, zero waste and ecosystem sequestration.

"(The plan) connects and strengthens existing city plans and programs, identifies where additional action can help and sets out a coordinated five-year framework," Lucky said.

It does so, she added, with an overall emphasis on equity across walks of life.

The clean building focus area prioritizes citywide electrification by removing the common barriers that have prevented community members and local businesses from switching over, Lucky said. This includes streamlining certain permitting processes and offering incentives and technical assistance.

Lucky stressed the need for affordability, given that financial difficulties are a huge barrier in switching to electric systems. City efforts must be flexible in order to fit the needs of the community.

"A 'one size fits all' approach will not work for every building," she said.

Financial barriers have also posed issues among community members' efforts toward environmentally friendly transportation. The clean transportation focus area works in tandem with Mountain View's Active Transportation Plan, which was adopted earlier this year.

This overarching goal includes interconnected infrastructure that encourages walking, biking and use of public transport over single occupant non-electric cars. Additionally, the plan highlights increasing accessibility to low-cost electric vehicle charging stations along with zero emission delivery and rideshare.

The other two focus areas, zero waste and ecosystem sequestration, also elaborate on existing city plans. The zero waste focus aims to divert waste from landfills, with the goal of 90% diversion by 2030. Ecosystem sequestration focuses on conservation and restoration of the local environment.

In addition to these focus areas, the Climate Forward plan lays out an annual reporting cycle, intended to measure overall impact. This aspect of the plan was included in response to feedback from city staff and community members.

Lee added that this feedback, and coordination, is essential to creating tangible positive change.

"Climate Forward ... recognizes that successful implementation takes more than just identifying actions in a silo," Lee said. "It requires partnerships and the capacity to put these actions into practice across multiple implementation parties and topic areas."

Lee pointed to the Local Government Climate Alliance, which has allowed different cities to uplift each other's green policy. Lee highlighted the need to coordinate across departments, and cities, in order to build a more sustainable future.

The plan passed unanimously in City Council.



Town Crier File Photo

Mountain View has moved a step closer toward meeting its goal of carbon-neutrality by 2045 with its five-year climate sustainability plan approved at its most recent meeting.



Kiwanis Club volunteers courier local ballots



Ava Acharya/Town Crier

A Los Altos community member places a mail-in ballot in the ballot collection box located at the Los Altos Library.

By Ava Acharya
Town Crier Staff Writer

As election day arrived, members of Los Altos' Kiwanis Club worked to ensure that every vote counted.

Throughout Nov. 2 and Nov. 3, Kiwanis volunteer Peter Bergsman and his wife Diane Rook transported local ballots to the Santa Clara County Registrar of Voters headquarters in San Jose.

"It's a total privilege to be able to contribute this way to our democracy," Rook said. "It feels very good to do this."

Bergsman and Rook drove back and forth between Los Altos, Los Altos Hills and San Jose several times, transporting ballots collected via ballot boxes and voting centers – fulfilling a role which Bergsman called truly "American."

Kiwanis Club volunteers have acted as ballot couriers for several years, giving time and energy to ensure that the democratic process moves smoothly.

Bergsman added that voter turnout is essential to a fair election, so it is very important to make sure that voting is accessible.

"You need to get the ballots counted, you need to account for all of them and you need to make it easy for everyone," Bergsman said.

EL NIÑO

From Page 1

"I think El Niño is on everyone's mind," Shaine said. "The current conditions are definitely posing a very serious threat. It's important to take that seriously."

Shaine added that, if deemed unnecessary, the Los Altos Hills City Council had the ability to repeal the proclamation every two months. However, Shaine stressed the importance of preparation when facing dangerous conditions.

"Los Altos Hills has very beautiful and distinct geographic considerations that make us very wonderful, but also extremely vulnerable in an emergency in a storm." Shaine said.

These considerations include Los Altos Hills' small population and relative isolation. Shaine noted that, as a purely residential town, Los Altos Hills is reliant on neighbors for aid.

Additionally, having a small population means having a small city staff which could easily be stretched thin when faced with emergencies. The proclamation allows city staff to mobilize resources and prepare ahead of disaster, Shaine said.

Shaine reiterated the importance of preparation, especially given the negative impact of past storms.

"We're taking into consideration some documented impacts that we did experience here in the town," Shaine added. "Time is of the essence, and when you are faced with an extreme storm and vulnerabilities, being prepared makes all the difference."







WILLIAMSON

From Page 4

property would not fall under the Williamson Act. Additionally, O'Connell pointed to several other properties in which owners have gone through with traditional cancellation before beginning residential construction.

"The Planning Commission were in consensus on a motion to direct staff to prepare a motion recommending the project be denied, since it was not compatible use for the Williamson Act," O'Connell said. "They correctly stated that the 11 compatible uses are a list. The controlling factor of whether or not they're compatible use is item two of the contract ... it says that the property shall only be used for production of agricultural commodities, and the compatible uses have to be compatible to that."

O'Connell, alongside many others, argued that the inclusion of a greenhouse and chicken coop is not enough to designate a property as agricultural. Attorney Christopher Powell referred to these aspects as "token agriculture bolted onto a residential estate."

> 'I feel like there is a(n) us versus them in the room, as soon as it was announced people started talking. The only thing we are asking for is – I'm not asking for fairness ... what we are asking is, if you have approved previous houses with the Williamson Act, then do the same. Why treat us differently?'
>
> **Naveen Vangala**

Powell was hired by members of the surrounding community to argue their perspective, as well as take legal action against the city of Los Altos Hills if deemed necessary.

Community member Michael Grady said that these dwellings did not align with the spirit of the Williamson Act, and said that counselors should consider this issue in the context of California's state constitution.

"(The) Constitution requires an enforceable restriction on the scope of development, and this project is proposed to be developed to the limits of what Los Altos Hills would otherwise require of a property not under the Williamson Act. Therefore, there is no restriction on the scope of development," Grady said.

Grady further added that nothing about this project is deserving of special treatment, and its inclusion under the Williamson Act would be unfair.

"We all have open space easements on our properties. I have a chicken coop and an orchard. Why should they enjoy the benefit of lower property taxes than anybody else in town?" Grady said.

Powell added that Vangala should be required to pay the cancellation fee.

"That penalty exists to stop exactly what is proposed here: the instant conversion of contracted land to a non-agricultural use," Powell said. "The applicant asks you to accomplish that conversion for free without a cancellation fee by calling it compatible."

Vangala, alongside his attorney Michael Durkee, argued for City Council to uphold the terms laid out in the original 1972 contract. Notably, this contract does not set forth a clear definition of "compatible use," including primary and secondary dwellings on the list of acceptable uses.

"I feel like there is a(n) us versus them in the room, as soon as it was announced people started talking," Vangala said. "The only thing we are asking for is – I'm not asking for fairness ... what we are asking is, if you have approved previous houses with the Williamson Act, then do the same. Why treat us differently?'

City Council ultimately sided with Vangala, citing a need to uphold the language and terms agreed upon in the original contract. But, they did so under the condition that Vangala's land would lose Williamson Act status come January of 2027.

City Council further reiterated a need to clarify the language used in contacts moving forward in order to avoid further conflict and confusion.

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Letters to the Editor

Lost the Vote. Found Our Voice.

Measure D was defeated at the ballot box, but something extraordinary happened in Los Altos. Neighbors found one another, conversations turned to action, and a grassroots effort grew from a shared love for our town.

In just three weeks in April, more than 3,000 residents signed petitions to put Measure D on the ballot. Ultimately, over 6,000 voters, or 40% of the vote, supported a voter-approval requirement before the sale or redevelopment of our public downtown parking plazas. Along the way, longtime residents and newcomers, merchants, educators, civic leaders, and neighbors came together around a simple belief: Our irreplaceable and charming downtown belongs to all of us, and decisions about its future deserve comprehensive planning and meaningful community participation.

With Measure D, we witnessed a surprisingly dark side of local politics, too. Threats of lawsuits, fear-based messaging, stolen political signs and divisive tactics often overshadowed thoughtful discussion. Winning an election should not come at the expense of community trust.

But we also discovered something more powerful: the generosity, energy, and determination of people who care deeply about Los Altos. People who volunteered, opened their homes, walked neighborhoods, asked questions, and stood up for their town. That spirit is the real victory.

The election does not resolve the concerns that brought us together. Questions about downtown public land use, project costs, shared surface parking, heritage trees, historic character, and responsible planning remain. Nor does the election result give City Hall a mandate to return to business as usual.

Meaningful engagement will continue through participation in council meetings, open dialogue in the press, and a call for transparent planning and genuine collaboration before irreversible decisions are made.

Los Altos is more than a collection of development "opportunity" sites. Our village, our neighborhoods, our local businesses, our history, and the people who make this place home are a unique combination that contributes to our collective well being and our special sense of place – a place worthy of protection. Los Altos residents lost an opportunity to vote, but we gained a stronger voice and a renewed commitment to the town we love.

The For Downtown Los Altos Yes! On D Campaign Committee

Food reviews not useful

In regards to your restaurant reviewer's comments on Roja and Chef Chu's (Oct. 14 Food & Wine section), I wanted to say that, without giving my own opinion of either restaurant, I find it strange that she mentions in both reviews that she's a "picky eater" and, in the case of Chef Chu's, doesn't really care for Chinese food.

I would feel better about a restaurant critic who said that they had a "discriminating palate" rather than being a picky eater. I'm not sure how that works, really.

Having eaten at Chef Chu's many, many times and Roja never, I find it difficult to (see) the critic's reviews (as) useful. Better to ask my friends what they think.

Mark Vasser
Los Altos

Peek into the Past



Courtesy of Los Altos History Museum

In the 1950s, volunteer residents, business owners, Kiwanis and Rotary members, and city employees planted the colorful Chinese Pistache trees that line Main and State streets today. The Furuichi family, founders of the Los Altos Nursery, generously donated the trees.



Courtesy of Robin Chapman

Roberta Phillips, from left, writer Robin Chapman and former Los Altos Mayor Lynette Lee Eng sit together at the Union Presbyterian Church's Fourth of July pancake breakfast in Los Altos several years ago.

You can fight city hall & still make friends

A tribute to Roberta Phillips

By Robin Chapman
Santa Clara Valley Lives

Roberta Phillips spent a lot of time at Los Altos City Hall, attending council meetings and speaking up for residents. If friends told her the odds were against her on an issue, she would say in one of her characteristic Roberta-isms: "If the elevator to success is broken, sometimes you have to take the stairs."

When Roberta died in August at age 79 after a brief illness, her many friends were stunned. She had seemed indestructible. So many people mourned her passing, friends quickly raised funds for a Los Altos memorial bench in her honor.

"Roberta was an original. She was charming, disarming and unstoppable," said activist Jonathan Baer of Friends of Los Altos.

I met Roberta more than a decade ago after I returned to Los Altos to care for my parents. I had begun research on

See PHILLIPS, Page 11







Courtesy of Los Altos History Museum

The Los Altos History Museum's upcoming exhibition, "The Road I Call Home," features photos by Randy Bacon, including "Coco."

LA History Museum's next exhibition focuses on homelessness

Town Crier Report

The Los Altos History Museum's upcoming exhibition, "The Road I Call Home," invites visitors to explore the question: What happens when we look beyond homelessness to see the person?

The exhibition, running Nov. 19 through Jan. 24, features photographic portraits and personal stories of people experiencing homelessness. Captured by multi-award-winning photographer and humanitarian Randy Bacon, the portraits reveal the beauty, individuality and dignity of each person, according to a museum press release.

Supported by The United Effort Organization, the exhibition is supplemented with local stories and artwork, including photographs by Town Crier contributor S. M. Lieu, that connect the broader experience of homelessness to the local community.

"'The Road I Call Home' invites us to look beyond stereotypes and discover the humanity in these personal stories," said Amy Ellison, the museum's curator and director of exhibitions. "We hope visitors leave with a deeper sense of empathy and a greater understanding of the people behind the portraits."

According to the release, Bacon's work began in his community of Springfield, Missouri, where he made an effort to get to know people experiencing homelessness. Through these personal encounters, he recognized how easily people are judged without being known and how much their stories deserve to be heard. The narratives accompanying the portraits reflect a wide range of experiences and emotions.

Museum visitors can take part in supporting neighbors in need. The museum staff invites guests to bring non-perishable food items for the Community Services Agency's donation bin in the museum lobby. Visitors can also decorate lunch bags that will be filled with food and distributed by Hope's Corner.

As part of the exhibition's programming, Stanford Professor Michael Kahan and a representative from The United Effort Organization will present "A Local History of Housing" 5:30-7 p.m. Jan. 20. Registration is required.

The Los Altos History Museum is open noon to 4 p.m. Thursdays through Sundays. It is located at 51 S. San Antonio Road. Admission is free.

For more information on the exhibit, see losaltoshistory.org/TheRoad.

Foothill-De Anza Trustee explains changes through the decades

By Nancy Ginsburg Gill

Foothill-De Anza Community College board member Peter Landsberger has seen significant changes since Foothill College opened in 1958, including student demographics, student needs and the role of technology.

In his talk "Looking to the Future" on Nov. 3, Landsberger described a student he initially referred to as PJ, who planned to attend UC Berkeley when he graduated from high school. But in his senior year, PJ's father died, so he stayed home and attended the local community college.

When he transferred to Berkeley as a junior, PJ discovered that the education he had received during his first two years of college was excellent, "probably better than he would have received had he gone directly to Berkeley." He was well prepared for the academic challenges of a competitive university and did so well that he went on to Cal's law school. Landsberger then explained that he was PJ.

Having personally benefited from the excellent lower-division classes provided by his community college, Landsberger used his education to center his professional career around a number of important community college positions around the state, including serving as Foothill-De Anza's first general counsel and president of the College of San Mateo. Landsberger was first elected to the FHDA Board of Trustees in November 2016.

> Now 47% of the district's students take all their classes online, and over 40 degrees and certificates are available completely online, while 15% of its courses are hybrid, which means classes meet both online and face-to-face.

After relating his story, Landsberger described the changing demographics of the district's students. Initially, the majority of students were white; now the student body is 44% Asian, 27% Latino and 19% white.

Another significant demographic change is the students' age. Now, 40% of the district's students are under 19, as many local high school students take online classes to earn college credit before graduating. Younger students also attend Foothill and De Anza because of the popular Middle College programs, taught by high school teachers but located on the college campuses, allowing students to complete their high school credits while also taking college classes.

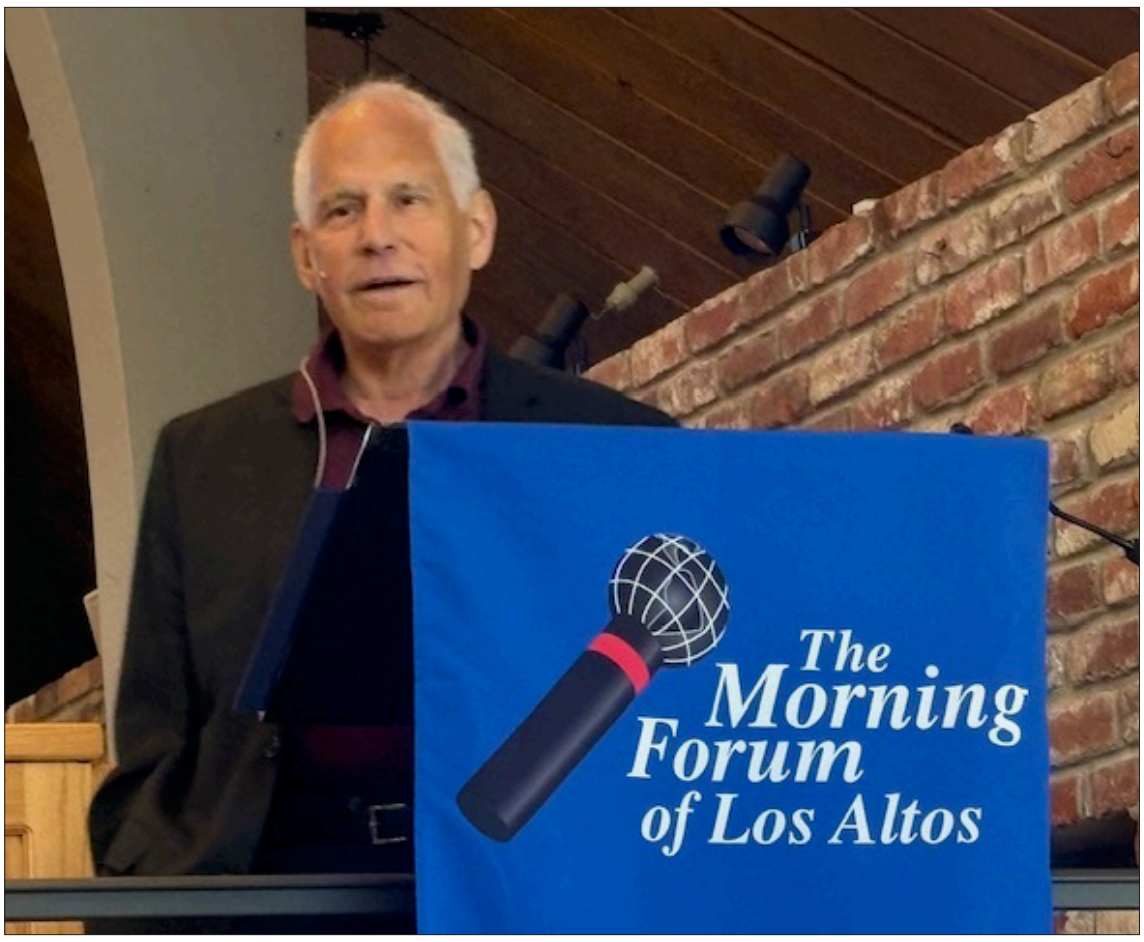
In 2024, the Palo Alto School District opened Palo Alto Middle College, which offers a grade nine through 12 education on Foothill's campus.

The district's older student population has also increased. Many working adults take classes to sharpen their career skills or prepare for a career change. Especially helpful to these students is a new program the district employs to give credit to students for prior on-the-job learning.

Landsberger told Patrick's story to illustrate how many community college students are more apt to be low-income than they were in the past.

Patrick had an unstable home situation and spent many years in foster care.

See FORUM, Page 11



Courtesy of Kathryn Tomaino

Morning Forum Nov. 3 speaker Peter Landsberger.

FORUM
From Page 10

While attending De Anza, he worked multiple jobs. He was often homeless and lived in his car. But he did well enough to transfer to UCLA and is now a state legislator.

Landsberger went on to cite some disturbing statistics: One-third of the district's students come from families whose annual income is less than $50,000, 47% are housing insecure, 51% are food insecure and 18% report they have been homeless at some time in the past year.

Consequently, the colleges now provide far more services than they did in the past. Each campus has a center that provides food, toiletries, clothing and baby supplies. They also offer mental health counseling. To address the housing crisis, De Anza has purchased an apartment building near the campus that will provide 350 students with affordable housing. A mobile health center comes to campus once a week to offer services to students and community members.

Technology has also changed the district. Foothill College pioneered online classes in the 1990s as it recognized the importance of making its classes accessible to students who couldn't access in-person education. Now 47% of the district's students take all their classes online, and over 40 degrees and certificates are available completely online, while 15% of its courses are hybrid, which means classes meet both online and face-to-face.

Initially, Landsberger said, students failed to pass or complete their online courses at the same rate as students in face-to-face classes. But now the online students succeed at the same rate—80%— as those who attend class in person.

One of the most exciting changes, Landsberger said, is the increase in BA and vocational degrees now offered. Foothill offers BAs in dental hygiene, radiation therapy, and building trade management. De Anza offers a BA in automotive technology. More career-specific programs, such as sustainable facilities management and neurodiagnostic technology, are in the planning stages, Landsberger said.

To ensure that students get hands-on experience with the careers they plan to pursue, the district also offers a robust paid apprenticeship program in areas as diverse as aerospace and early child education.

Although students, their needs and technology will continue to change, Landsberger concluded, the core mission of Foothill and De Anza will remain the same: to ensure access and equity by offering a low-cost, high-quality education to all students, no matter their age, income status or academic record.

PHILLIPS
From Page 9

the preservation of the Los Altos Heritage Orchard. Roberta joined in and became a friend.

She was born in Brooklyn of limited means, her daughter Elisa said. When she married Dartmouth College grad Wallace Palmer, her outlook brightened. When he took a job in tech publishing in California, Roberta and their two girls headed west to join him – although the trip, like Roberta, was unconventional.

"She didn't like to fly," her daughter Nicole said. "It was 1989, and I think we were the only kids in America who moved to California on Amtrak."

After the family bought their Los Altos home, Roberta found a job in semiconductor sales, an unusual field for a woman in the 1990s.

"Sales are strategic," Elisa said. "You have to negotiate to sell." Thus politics – the art of the possible – suited her when she retired.

"She wanted to talk with everyone," former Los Altos mayor Anita Enander said. "She genuinely wanted to understand other points of view."

In 2016, Roberta served as unpaid campaign manager for Lynette Lee Eng's run for Los Altos City Council. Pat Marriot became a friend when the two worked together to defeat a bond.

"She was tough, but had a tender heart," Pat said. "You could count on her for help, empathy, patience and honesty when you needed it."

Local volunteer Jo Estill, whose father-in-law was on the first Los Altos City Council, called her "a caring person. And she was genuine."

Teresa Morris, who serves on the Los Altos PARC Commission described her as someone who "always took the high road."

City Manager Gabe Engeland knew her well.

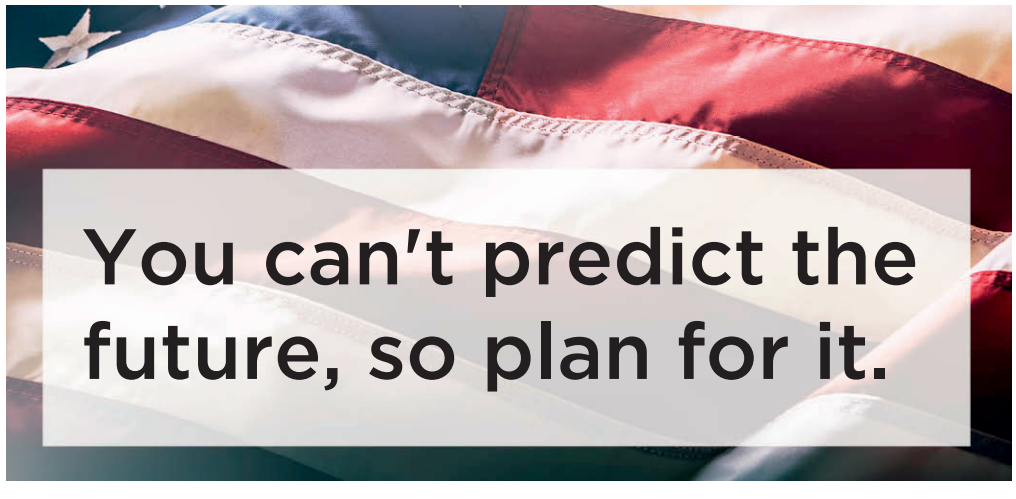
"She was a passionate advocate for her community, a dedicated volunteer and someone who never hesitated to speak up on behalf of residents," he said.

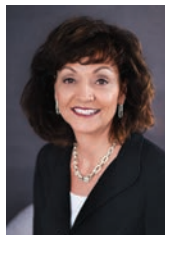
Her memorial bench has just been installed. It sits just outside the entrance to the council chambers where Roberta made such an impact. In the journey of her life, she made a lot of friends along the way.

Robin Chapman is a longtime journalist and the author of three books about California published by The History Press.

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Schools

Foothill-De Anza approves $29 million in student housing upgrades

By Julia Baum
Town Crier Staff Writer



Alexandra Dongnguyen/Town Crier Editorial Intern

The Foothill-De Anza Community College District has approved renovation funding for its affordable student housing complex in Cupertino.

The Foothill-De Anza Community College District has approved more than $29 million in improvements to its affordable student housing complex in Cupertino, including a major apartment renovation project and a recently approved roof replacement for two buildings.

Trustees approved a $28.5 million construction agreement with Rodan Builders Inc. in October to modernize 89 apartments at McClellan Terrace. At their Nov. 9 meeting, they approved another $668,869 for roof replacements on two buildings.

The larger project, funded through the district's Measure G bond program, will modernize apartment interiors and upgrade windows, doors, plumbing, heating and air conditioning and electrical systems. It also includes hazardous materials abatement and improvements to landscaping, fencing, pavement and site utilities.

The $28.5 million price includes a 3% construction contingency for unexpected expenses. The project is expected to take about 12 months.

Planning for the renovations began in July, when trustees approved an $82,480 contract with Rodan Builders for preconstruction services. The contractor worked with district staff and the design team to refine the scope, costs and schedule before finalizing the construction price.

The agreement does not include demolition of the existing leasing office and commons building or construction of a replacement. That work will be handled in a separate phase, allowing apartment renovations to proceed while the district finalizes plans and costs for the new community building.

The separate contract with Diablo Roofing Inc. covers Buildings 5 and 7. The $668,869 project includes replacing the existing flat roofs, installing thicker roof sheathing, improving drainage and downspouts, and making minor electrical upgrades. It also includes a $140,000 allowance for unexpected conditions.

Seven bids were submitted for the roofing work. The district disqualified the lowest bidder, Fog City Roofing & Construction, after determining that it had failed to list a subcontractor for roof removal and asbestos abatement, as required by state law. Trustees instead approved Diablo Roofing's bid of $668,869.

Together, the two contracts represent about $29.2 million in approved improvements at McClellan Terrace.

Los Altos commits $1 million to Homestead Road safety project

The project remains stalled as agencies seek millions more for design and construction.

By Julia Baum
Town Crier Staff Writer

The City of Los Altos has committed $1 million toward a proposed pedestrian and bicycle safety project along Homestead Road, as local agencies work to secure the funding needed to move the long-planned improvements forward.

The project, led by the Santa Clara Valley Transportation Authority, aims to improve safety for students traveling to West Valley Elementary School, Cupertino Middle School and Homestead High School, as well as other corridor users. Homestead High also serves students who live within its attendance boundaries in Los Altos, giving the project a direct connection to local families.

Fremont Union High School District (FUHSD), which operates Homestead High, supports moving the project forward amid ongoing reports from students and community members about unsafe cycling conditions along Homestead Road between Foothill Expressway and the high school. The proposed improvements would add safety features to better distinguish and protect bicycle lanes, a district spokesperson said.

But the project has been largely on hold since 2024, when funding for preliminary design work and community outreach ran out. VTA estimates it needs another $4 million to complete final design and environmental clearance. Construction was estimated at $16.8 million about two years ago, a figure that could rise, said Brent Pearse, VTA's principal transportation planner.

Representatives from the city of Los Altos, Cupertino Union School District and FUHSD discussed the importance of completing the project and coordinating on funding at an Oct. 26 strategic partnership meeting, said Danielle Kang, Los Altos' community engagement supervisor.

The agencies still need to agree on how to share costs, address right-of-way acquisition and pursue additional funding, Kang said. Homestead Road crosses four jurisdictions – Los Altos, Cupertino, Sunnyvale and unincorporated Santa Clara County – requiring coordination among multiple public agencies.

See HOMESTEAD, Page 13

HOMESTEAD

From Page 12

At the meeting, Sunnyvale indicated financial support for the environmental impact study, and FUHSD also indicated a willingness to contribute, but neither have collectively secured enough funding to cover the study's cost, according to the high school district.

The Los Altos City Council has advocated for the project before the VTA Board and state and federal representatives, while city staff are working with partner agencies to identify grant opportunities. Kang said securing grants can be challenging because many state and federal safety programs prioritize lower-income communities and locations with documented histories of serious collisions.

"Improving safety on a vital school route should not require a serious collision first," Kang said.

VTA is leading the project's design and would oversee construction, working with the cities of Los Altos, Cupertino and Sunnyvale, Santa Clara County and Caltrans. Proposed improvements include filling sidewalk gaps, widening existing sidewalks and a shared-use path, and upgrading bike lanes with painted buffers to protected lanes where feasible.

"There are often students riding in the wrong direction on Homestead in the bike lane, but also on the sidewalk," Pearse said.

He said students do so partly because they lack appropriate access to reach the school and the places where they park on campus. Pearse also cited crossing concerns near Homestead High and West Valley Elementary on Bernardo Road in Sunnyvale, where some sidewalks are too narrow.

Other proposed changes include tightening some intersection corners to slow turning vehicles and shorten pedestrian crossings, installing accessible curb ramps and high-visibility crosswalk markings, and eliminating some free right turns near the state Route 85 and Foothill Expressway interchange.

The preliminary design is about 35% complete and could change during final design and environmental review, Pearse said. Community outreach in 2019 and again in 2022-2023 helped shape the plans.

> 'Improving safety on a vital school route should not require a serious collision first.'
>
> **Danielle Kang,** Los Altos' Community Engagement Supervisor

VTA has also worked with the office of U.S. Rep. Ro Khanna (D-17), to seek a roughly $3 million congressional earmark for construction. The request has not been approved by Congress, Pearse said.

Terry Barton, who serves on Mountain View's Bicycle Pedestrian Advisory Committee, said more students could be encouraged to bike to school, noting that "the vast majority of Los Altos students live within a 10-minute bike ride of their school."

But infrastructure improvements need to be accompanied by education and encouragement programs, Barton said.

"The percentage of students walking and biking to school in the area has been declining for many years. The primary reasons are cultural. Parents don't encourage independence. Chauffeuring children has become the norm," he said.

Barton said school-based education and encouragement programs in Los Altos ended when a contract with Alta Planning was terminated in 2024. He pointed to neighboring cities that offer school-based bicycle education and other programs.

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Sports

Mountain View football one-and-done in playoffs



Kellen Scanlon/Town Crier Editorial Intern

Sacred Heart Prep beat Mountain View 17-7 Friday night in the CCS Division IV quarterfinals, despite the efforts of running back Dominik Kristof, No. 22.

By Curtis Driscoll
Town Crier Staff Writer

The Mountain View football team has had a potent offensive attack all season but couldn't muster the firepower needed to take down Sacred Heart Prep in a 17-7 CCS Division IV quarterfinals loss Friday.

No. 7 seed Sacred Heart Prep's bruising option attack ran 48 times for 200 yards and slowed down No. 2 seed Mountain View in rain-soaked conditions. The seven points scored were the second-lowest of the season for Mountain View and far below the 42 points it has averaged the last three games, with Mountain View coach Rick Esparza crediting Sacred Heart Prep for being the better team in a rematch after Mountain View's early-season win.

"For whatever reason, we just couldn't get it going offensively," Esparza said. "That credit goes to Sacred Heart Prep, stepping up and playing really great defense. We have ridden our offense all year, and they've put up a monstrous amount of points in every game but one. Unfortunately, it just wasn't there tonight. It was a bummer. Not from a lack of effort or enthusiasm."

Rain prevented scoring and most passing in the first quarter, with several turnovers early. Mountain View lineman Brandon Binn recovered a fumble at the end of the first quarter, and quarterback Ishan Devarapalli capitalized with a surging touchdown run with 10 minutes left in the second to make it 7-0. Mountain View's defense continued to lead the way, forcing a turnover on downs on a sack with five minutes left in the second quarter.

"We were feeling good, right there. I never would have believed that would be the last touchdown we were going to score on the night," Esparza said.

However, at the end of the second, the Gators rode the tide back into the game with a touchdown pass to Wyatt Staley with 1:36 left on fourth down. The Gators gained more momentum with a blocked punt just 30 seconds later deep in Mountain View territory, eventually leading to a field goal and a 10-7 lead at halftime.

"Football is a game of momentum swings," Esparza said. "We had it sometimes, and they had it. We had to get off the field on third and fourth down, and they made a couple more plays than we did. I thought the guys were in good position and they ended up coming down with the ball."

Sacred Heart Prep stayed on the field and kept drives alive in the second half, bleeding the clock and preventing Mountain View from getting the ball, scoring another touchdown late in the third to make it 17-7.

The playoff appearance was the first for the Spartans since the 2023-2024 season when it reached the CCS Division IV championship against Palo Alto. Mountain View (5-6) finished 1-4 in the Peninsula Athletic League De Anza Division to clinch a playoff spot with a late-season win over Palo Alto, something that has eluded the team for the last few years.

"They went from 2-8, 3-7 to 5-5 to earn a playoff berth because of the commitment and dedication that they've shown over the last three years. This senior class was really something special," Esparza said.

Foothill football triumphs in Gridiron Classic Bowl

Owls prevail 42-35 in entertaining shootout victory over Monterey

By Michael Xu
Special to the Town Crier

Foothill College fended off a furious rally from No. 22 Monterey Peninsula (6-5, 3-2) down the stretch to clinch a 42-35 win in the Gridiron Classic Bowl on Saturday. In a back-and-forth battle against one of the top passing offenses in the state, the Owls outlasted Monterey to earn a second consecutive postseason bowl victory in as many seasons.

Foothill (7-4, 4-1) ends the year on a four-game winning streak to surge to No. 21 in the state rankings and a second place finish in the Bay 6 League. The Owls improved to 5-1 at home this season, their best home record since 2023.

Gridiron Bowl MVP Esean Johnson had one of his best games of the season, throwing for 157 yards and a touchdown on 69% passing while also adding 31 yards and a rushing score, and running back Elijah Smith paced the rushing attack with 178 yards and a TD to collect offensive player of the game honors. Smith finished the year with four straight 100-yard games and totaled 1,121 yards and nine touchdowns across 11 starts in a productive freshman campaign for the Owls.

> 'All year, we've worked on being resilient, being dialed-in during those important moments at the end of the game.'
>
> **Ryan Given,** Sophomore Defensive End

It was a showdown of dynamic offenses in the first half, as both teams traded scores throughout the first two periods. Foothill struck first and twice took a 7-point lead, only for Monterey to quickly respond with a touchdown of its own.

The Owls took a narrow 21-14 lead into halftime and extended their advantage to 28-14 early in the third quarter, but a series of uncharacteristic miscues, including a botched punt and an unnecessary roughness penalty that negated a fourth-down stop, let Monterey back into the game.

The Owls' defense conceded their highest point total of the season but stepped up in key moments, making several crucial stops in the fourth quarter. With 3:19 remaining and Monterey driving down the field with a chance to tie the game late, cornerback Alex Hall intercepted the ball deep in Owls territory and returned it 63 yards for a pick-6 to make it 42-28 and seal the victory for Foothill. Hall had three interceptions on the day and received the defensive player of the game award for his excellent individual performance.

It was a full-circle moment for many of the sophomores who were also on the Foothill squad last year, as the Owls avenged their 20-17 overtime loss at Monterey in a rematch of the 2025 season opener.

See FOOTHILL, Page 15



Jeffery Stone

The Los Altos boys water polo team lost 10-9 against Los Gatos Saturday in the CCS Division I championship game.

Los Altos boys water polo falls short in CCS final

By Curtis Driscoll
Town Crier Staff Writer

A slow first half from Los Altos was too much to overcome in a 10-9 loss against Los Gatos in the CCS Division I championship Saturday, ending the Eagles' season.

Los Altos was down 5-3 at halftime and 8-5 at the end of the third quarter, with Eagles coach Seth Tasman noting the team didn't have the motion and driving needed in the first half but picked up in the second half, with all three Los Altos goals in the first half coming from David Feldman.

"I thought our game plan worked pretty well on defense, but we really struggled offensively in the first half, then we picked it up as we got some momentum in the second half," Tasman said.

The Eagles went on a 4-1 run to tie it at nine with three minutes remaining in the game thanks to a goal from Bruno Beckmann.

"I thought once we tied it, it was anyone's game. Each time we crept in, then they got ahead," Tasman said.

Los Altos had several possessions after tying the game, but a push-off foul and a shot off the post prevented any goals. Eashen Venkat scored the game-winning goal for Los Gatos with a minute left, and a foul called against Los Altos with 30 seconds left prevented the team from launching any meaningful attack for the rest of the game.

Los Altos' season is now over, with the Eagles (17-12) finishing undefeated in the Santa Clara Valley Athletic League De Anza Division during the regular season and winning the regular season league title for the first time since 2019. Los Altos lost the league championship game to Harker. Los Gatos is now 20-10 on the season.

"We are a really young team, and I think it will give us a lot of motivation moving forward into the next two to three years, so I think we are going to be a top 5 team in CCS," Tasman said. "Really excited about the future, but really hoping we were going to get the win today."

"I think we made some mental mistakes defensively in that we allowed their goals a little too easily from the wing, two or three of them, and I think it caught up to us in the end."

FOOTHILL

From Page 14

"We've been in these situations before," said sophomore defensive end Ryan Given, who had a solo sack and two tackles against Monterey. "All year, we've worked on being resilient, being dialed-in during those important moments at the end of the game. To go out there and be able to play our best football in the biggest game of the season and win at home in front of our fans, it means a lot to us."

After earning promotion to the National Division with a perfect 11-0 record in 2023, head coach Matt Raivio has now led Foothill College to three consecutive winning seasons and a trio of postseason bowl game appearances over that span.

With much of the roster set to return for next year, Foothill is well positioned to once again qualify for the postseason in 2027 and contend for the state championship playoffs.

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What to know about COPD

StatePoint

According to the Center for Disease Control and Prevention, more than 16 million Americans are living with chronic obstructive pulmonary disease (COPD), which includes emphysema and chronic bronchitis. It's estimated that millions more are living with the disease undiagnosed.

COPD is a progressive, chronic lung disease that limits air flow and results in 925,000 emergency room visits and 335,000 hospitalizations each year.

November is COPD Awareness Month, and the American Lung Association is sharing the following facts and insights about COPD that people need to know.

Early detection

COPD can worsen over time, particularly if it's left untreated. That's why it's important not to ignore warning signs. Common signs and symptoms of COPD include shortness of breath, a cough that may bring up sputum or mucus, wheezing, chest tightness, fatigue, or reoccurring lung infections like acute bronchitis or pneumonia. If you're experiencing symptoms, don't wait to see your healthcare provider. The earlier you are diagnosed, the sooner treatment can begin, which can help slow progression of the disease and ease symptoms. Find out your risk with a five-question survey at Lung.org/COPD.

Living with COPD

There is no cure for COPD; however, there are treatments and lifestyle changes that can help improve symptoms, quality of life and reduce the risk of hospitalization. If you are diagnosed with COPD, the American Lung Association recommends the following:

• Learn about COPD. Find trusted information to help you understand your diagnosis, how to manage your symptoms and available treatment options.



Courtesy of StatePoint

While there is no cure for COPD, there are treatments and lifestyle changes that can help improve symptoms, quality of life and reduce the risk of hospitalization.

• Attend your medical appointments and talk to your provider about a COPD Action Plan. Ask questions and discuss your concerns with your healthcare provider.

• Follow your treatment plan. Take your medications and use supplemental oxygen as prescribed. Attend pulmonary rehabilitation if recommended by your provider.

• Take steps to live better with COPD. Steps can include quitting smoking or vaping, staying active, and getting recommended vaccines that protect against infectious respiratory diseases like the flu.

• Learn ways to prevent or reduce your risk of a COPD flareup or exacerbation. Recognize what makes your COPD symptoms worse, including COPD triggers such as exposure to secondhand smoke, strong odors or fumes, changes in weather or temperature, and illness.

• Follow your COPD Action Plan and watch for warning signs of a COPD exacerbation like worsening shortness of breath and cough, more mucus, lower oxygen levels, more fatigue and difficulty sleeping.

• Take time to recover from a COPD exacerbation, especially if you are coming home from the hospital. Follow your discharge plan, schedule a follow-up appointment with your healthcare provider and know when to seek emergency care again.

Getting support

You do not have to navigate COPD alone. Build a support team of family, friends and healthcare providers, and do not hesitate to ask for help when you need it. Whether you are newly diagnosed, living with COPD, or caring for someone with the disease, support is available to help you prepare for medical appointments and advocate for your health.

A Lung Health Navigator can meet with you for free over the phone or through online video calls and help you understand your diagnosis, provide strategies to reduce your risk of a COPD flare-up and discuss treatment options. Learn more at Lung.org/navigator.

For additional support, join the Patient & Caregiver Network, attend a Better Breathers Club support group, and register for an online support community through the American Lung Association (Lung.org).

While there is no cure for COPD, people can take steps to live better with the disease. Experts say that it starts with early detection and continues with education and a commitment to proper disease management.

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Irish tenor Cahill returns to Los Altos with new show

Special to the Town Crier

Internationally acclaimed Irish tenor Emmet Cahill returns later this month to St. William Church with his new solo show, "Christmas From Ireland to Broadway."

The performance is scheduled for 1 p.m. Saturday, Nov. 28, with a preshow event featuring the Corry School of Irish Step Dance set for noon.

This will mark the fifth year in a row that Cahill has performed at St. William, located at 611 South El Monte Ave., Los Altos. It will also be the launch of his Christmas tour, during which he will sing Irish classics, religious songs, Broadway hits and Christmas music.

Along with his solo tours, Cahill has performed as the lead singer of the Irish singing group Celtic Thunder for 16 years. His albums have received more than 20 million views on Instagram. He is a Billboard chart-topper with six world No. 1 albums.

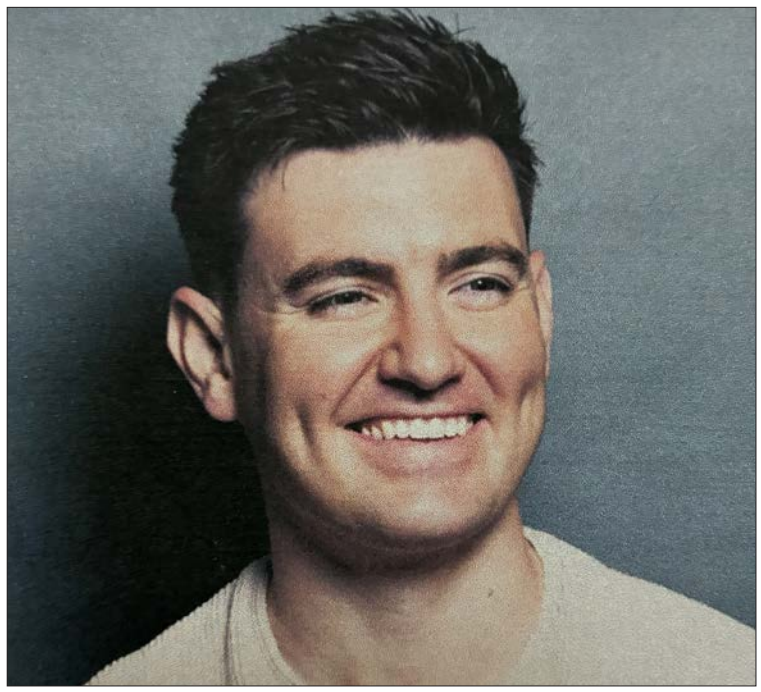
Cahill has headlined concerts in more than 80 cities across North America, Europe and Australia. He has twice sold out Carnegie Hall, sung with the Tabernacle Choir and this year made his debut with the Brussels Philharmonic Orchestra.

Cahill, who is from Mullingar, Ireland, said he likes to perform songs and hymns that have a story of humanity in them.

"People want to feel connected to what I am doing with my songs and stories," he said. "I talk about my life in Ireland and life on tour. I want to see people going away feeling like they really know me. I have had such a warm welcome in Los Altos and am excited to be returning."

General admission tickets are $50 and include a champagne reception in the Parish Hall afterward to meet Cahill.

For tickets and more information, see emmetcahill.com or purchase tickets at St. Nicholas Church, 473 Lincoln Ave., Los Altos.



Courtesy of Cathy Kordsmeier

Irish tenor Emmet Cahill performs Nov. 28 at St. William Church in Los Altos.

Local events get into the holiday spirit

Town Crier Staff Report

From concerts to crafts, the next couple of weeks offer fun outings for the whole family. Following is a brief roundup of some events in the local area.

• Makers Market, 3-8 p.m. Nov. 20 and Dec. 18, 300 block of Castro Street, Mountain View. Browse items – ranging from ceramics and textiles to jewelry and ornaments – from over 50 vendors.

• Holiday Bazaar, 10 a.m. to 3 p.m. Nov. 21, Mountain View Senior Center, 266 Escuela Ave. Explore handmade crafts from vendors ages 55 and up. Items range from jewelry and ceramics to knitted goods and wood carvings. Local entertainment and a free raffle round out the annual event.

• Festival of Lights Parade, 6-8 p.m. Nov. 29, downtown Los Altos. With floats, bands, and more, the parade is a beloved Los Altos tradition that has been lighting up the town for 50 years.

• Holiday Tree Celebration, 6-8 p.m. Dec. 4, Veterans Community Plaza, corner of Main and State streets, Los Altos. Celebrate the holidays with music and performances from local students, and trolley car rides around downtown. After the performances, Santa Claus arrives for pictures until 8 p.m. (bring your own camera).

RELIGIOUS DIRECTORY

St. Simon Catholic Church & School
Please check our website for links to Live Stream Mass
www.stsimon.church
Mass Schedule
Weekday: 6:30 am & 8:30 am
Saturday: 8:30 am & 5:00 pm
Sunday: 7:30, 9:00, 11:15, 5:00 pm
Fr. Brendan McGuire, Pastor
1860 Grant Road, Los Altos 94024
650-880-1401

UNION CHURCH
A Community of Christ Followers Loving, Learning & Serving Together
Worship 10AM
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www.youtube.com/@unionpresbyterianchurchlos437
858 University Ave.
www.unionpc.org
(650) 948-4361

First Church of Christ, Scientist
~ striving to live what Jesus taught us ~
401 University Ave, LOS ALTOS
Sunday Service 10AM-11AM | Sunday School 10AM-11AM
Wed. Testimony Meeting 7:30PM
~ Call-in Available for Services ~
READING ROOM 60 Main Street
Wed 9:30AM -12PM • Thur 2PM - 4PM • Sat 9AM-12PM
See website for details and updates
ChristianScienceLosAltos.org

Bridges COMMUNITY CHURCH
People Matter. Truth Matters. The Gospel is Our Only Hope.
Service 10:45am on Sundays
625 Magdalena Ave
Los Altos 92024
650.948.5698
www.bridges.church
Home of Los Altos Christian Schools • www.lacs.com

Saint Nicholas and Saint William Catholic Parish
Rev. Matthew D. Stanley, Pastor
St. Nicholas Church
473 Lincoln Ave., Los Altos
Mass Schedule
Sat: 8 am
Sun: 8 am, 10 am, 12 pm, 5 pm (French)
M-F: 8 am, 12:10 pm
St. William Church
611 S. El Monte Ave., Los Altos
Mass Schedule
Sat: 4 pm
Sun: 9 am, 11 am*, 5 pm
*in-person & livestream
650-948-2158 www.snswparish.org

Los Altos Lutheran Church
Rejoice in the Word + Sent in the Spirit
10AM In-Person & Online
VISIT OUR WEBSITE
www.LosAltosLutheran.org
460 S. El Monte Ave. (at Cuesta)
650.948.3012
office@losaltoslutheran.org
Email the office for the Worship Link

Christ Episcopal Church
Inspired Worship. Relevant Preaching. Transcendent Music.
Sunday Services In Person
8:00 a.m. Spoken Eucharist
10:15 a.m. Holy Eucharist Service (also via Zoom)
Childcare provided on Sunday mornings during 10:15 service
1040 Border Road Los Altos 650-948-2151
www.christchurchlosaltos.org

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Join us online or in person for worship at 10 am!
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SUNDAY SERVICES
10 AM
190 Jordan Avenue, Los Altos
9 AM & 11:30 AM
1300 Grant Road, Los Altos
Online Service
9 AM and 11:30 AM
Cuestapark.org
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
ALL ARE WELCOME

A TALK ON CHRISTIAN SCIENCE
PROGRESS IS INEVITABLE
IT BEGINS WITH VISION
Fears and obstacles dissolve in amazing ways as we gain a clearer understanding that life and reality are of God.
Saturday › November 21, 11:00am
LOCATION
Veterans Memorial Senior Center
1333 Madison Ave > Redwood City
Parking in East and West lots
SPONSORED BY
Jointly Sponsored by First Church of Christ Scientist, San Mateo and Menlo Park
SCAN FOR MORE INFO

Ways to protect small business and family's income

StatePoint

For many small business owners, contractors and freelancers, owning a business is a rewarding step toward independence that offers flexibility, control and opportunity to build toward their dreams. However, their business finances and personal finances can sometimes become closely connected.

New research from Simply Business shows that among microbusinesses with five or fewer employees, 87% of owners continue to rely on personal funds to sustain operations. This underscores a simple reality: When you work for yourself, protecting your business often means protecting your personal finances, savings and family's day-to-day stability.

"The smartest business decisions are not just about risk management. They are about peace of mind," said Jeff Wright, vice president of insurance product at Simply Business. "By keeping your business funds safe, you protect the personal livelihood you and your family rely on."



Courtesy of StatePoint

By taking practical, proactive steps to secure working cash, savings and family finances, people can safeguard their businesses.

Here are some practical ways small business owners can transform uncertainty into a foundation for confident growth:

Believe in your worth. True pricing confidence is about fully owning the value of your work. Choose a structure that reflects your value: Use hourly rates for smaller tasks, project-based fees or retainers for steady work and value-based pricing for the real-world impact you deliver. Protect your revenue by using clear pricing, building in a buffer for unexpected costs, and setting expectations upfront about what is – and isn't – included in the project.

Build a short-term buffer. With nearly half of surveyed owners reporting to have gone without income for at least a month, many business owners strain their personal finances early on to stay afloat. Aim to keep one to three months of both essential business and household expenses in reserve; even a modest cushion allows you to confidently manage late payments, canceled projects or seasonal slowdown.

Match coverage to your work. Insurance helps protect your business from unexpected expenses. General liability insurance can help cover costs tied to third-party bodily injury or property damage, while a business owner's policy typically combines general liability with commercial property coverage and sometimes also business interruption coverage to help replace lost income after a covered event. Evaluate your specific trade risks and buy policies that address them to close the gaps in your safety net without paying for unnecessary extras.

Shop for coverage before you need it. Proactive shopping allows you to compare the value of different policies rather than making a rushed decision under pressure. Not sure where to start? "I leaned on peers and mentors who were already where I wanted to be," said Gianni Spradley, founder of Fifteen East Media Group. "They helped me see the blind spots I hadn't considered and even educated me on specific types of policies to help safeguard my company and its trajectory." You can also use a digital insurance platform to look for the right coverage, compare tailored quotes from top providers, choose the best fit and buy a policy.

Leverage external capital. While investing in your own ideas is essential, true safety means looking toward smart capitalization to fuel your venture. "There's value in investing in yourself," said Karen McDougald, founder of Tangaza Bath & Body Studio, "but I wish I'd known more about small business loans and grants." The Simply Business survey found that small business owners rank access to external capital as the most valuable factor for securing long-term growth.

RECENTLY SOLD LISTINGS



12698 LA CRESTA DRIVE
LOS ALTOS HILLS, CA 94022
$7,501,000 | 5 BEDS | 4 BATHS



100 DOUD DRIVE
LOS ALTOS, CA 94022
$5,900,000 | 3 BEDS | 2 BATHS



1656 LACHINE DRIVE
SUNNYVALE, CA 94087
ALMOST $3,400,000 | 3 BEDS | 2 BATHS



155 ALVARADO AVENUE
LOS ALTOS, CA 94022
$4,200,000 | 3 BEDS | 2 BATHS



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THEAGENCY

YOUR NEW HOME AWAITS

DeLeonRealty_USA



699 ROSITA AVENUE
LOS ALTOS

$3,988,000 | 4 Bd | **3** Bth
699RositaAve.com



35 STUART COURT
LOS ALTOS

$4,488,000 | 3 Bd | **2.5** Bth
35Stuart.com



787 SUNSHINE DRIVE
LOS ALTOS

$6,988,000 | 4 Bd | **3.5** Bth
787Sunshine.com



570 TORWOOD LANE
LOS ALTOS

$5,988,000 | 5 Bd | **3.5** Bth
570Torwood.com



66 STEVENSON LANE
ATHERTON

$34,988,000 | 2.33 Acre Lot
66Stevenson.com



14123 TRACY COURT
LOS ALTOS HILLS

$9,488,000 | 6 Bd | **6** Bth
14123Tracy.com



1037 DEL NORTE AVE
MENLO PARK

$2,595,000 | 4 Bd | **2** Bth
1037DelNorte.com



285 ESCOBAR ROAD
PORTOLA VALLEY

$5,488,000 | 5 Bd | **3.5** Bth
285EscobarRd.com

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35 STUART COURT
LOS ALTOS









COMFORT AND CONVENIENCE IN NORTH LOS ALTOS

Classic California ranch style meets comfortable modern living in this inviting North Los Altos home, where timeless curb appeal and a welcoming front yard set the stage for more than 2,200 square feet of light-filled interiors. Hardwood floors and crown molding lend warmth and character, while the expansive living room, centered on a fireplace, flows naturally into the dining room with its built-in cabinetry. The well-appointed kitchen pairs premium appliances by Bosch, Thermador, and Sub-Zero with a layout that connects to the family room, where a second fireplace creates another inviting place to unwind. Three bedrooms include an expansive primary suite with direct backyard access, extending the living space outdoors to a peaceful setting of generous patios, a lawn, and a four-hole putting green with dedicated chipping areas for sharpening your short game at home. An office, air conditioning, and a two-car garage add everyday comfort and convenience. Just minutes from downtown Los Altos and nearby parks, with nearby access to commute routes, and Los Altos High School just a short walk away (buyer to verify eligibility).

OPEN HOUSE
SAT & SUN 1:30 PM - 4:30 PM

35Stuart.com
Listed at $4,488,000

Notice to Buyers:

Although a good buyer's agent can add significant insight and value, you are not required to use one to purchase a DeLeon listing. If you would like to submit an offer to us directly, please contact the DeLeon Buyer's Team at **650.847.7407** and we will waive 100% of the buyer's-side commission.

Listed by Ken DeLeon of the DeLeon Team

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699 ROSITA AVENUE
LOS ALTOS









THOUGHTFUL UPDATES, EXCEPTIONAL POTENTIAL

An exceptional Los Altos opportunity, this 4-bedroom home occupies a sprawling lot of just under one-half acre, where park-like grounds offer a rare sense of space and exciting possibilities for the future. Inside, a traditional layout provides comfortable, eminently livable spaces, complemented by extensive updates that bring a fresh perspective to everyday living. Refinished hardwood floors, new carpet, an updated kitchen with new countertops and hardwood flooring, refreshed bathroom finishes, and fresh exterior paint are among the improvements, along with new landscaping front and back and a paver patio that extends the living space outdoors. Beyond the home's immediate appeal, the generous grounds invite possibilities for an expanded footprint, a pool, an ADU, or outdoor living spaces tailored to your vision and style. Near neighborhood parks, Rancho Shopping Center, downtown Los Altos, convenient commute routes, and top-ranked Los Altos schools (buyer to verify eligibility), this is a rare opportunity to enjoy a thoughtfully updated home today while imagining all that the property could become.

SCHEDULE YOUR VISIT TODAY

699RositaAve.com

Listed at $3,988,000

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3409 WILLIAMS ROAD

SAN JOSE 95117

4 BEDROOM | 4 BATHROOM | 3,144 +/ SQ. FT.

THE AGENCY



Stunning Newer Remodeled Home in Campbell Area & Close to All Commutes!

Don't miss this newly built (2019) gorgeous contemporary designer luxury home, includes 4 bedrooms and 4 full designer baths and ideally close to all commutes! This exquisite 3,144 +/-sf open floor plan includes 2 primary suites (one for guests and expansive master with huge walk-in closet), downstairs bedroom and full bath, huge great room with built-in speakers & family room, plus large office, along with spa, pergola and office or pool house on this stunning 6,400 +/-sf beautifully landscaped lot!

Enjoy cooking in the bright chef's kitchen with custom lighting, Cambria quartz countertops, huge island with abundant solid Demetra cabinetry, high end stainless silver finished Thermador appliances (i.e. 6-burner gas stovetop, microwave and oven) & expansive great room with views of the large paver-stone patio and beautiful spa, pergola, office or pool house with kitchenette! Ideal for entertaining!

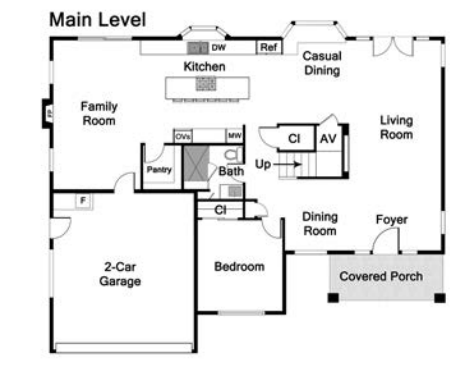
Designer luxury upgrades include engineered hardwood floors, Anderson tinted windows, and Lutron app-controlled shades/switches. Key upgrades include earthquake retrofit, tankless water heater, Cooper Industries recessed lights, Bryant A/C and furnaces, with electronic filtration/purifier system, solar panels, Kinetico water softer/reverse osmosis drinking water system, AC and in-ceiling audio, connected throughout house and backyard. Huge master bedroom with 300sf closet, jet tub with extra jets, and vanity area for makeup. Additional space with detached back office (could expand to become ADU) that measures 120sf and wired to code. Outdoor space with 7ft fencing in yard, newer redwood deck, pergola with ceiling fan and private front courtyard with key code entry for added privacy. Perfect for growing & extended families or couples downsizing!

Close to Campbell schools: Lynhaven, Monroe & Del Mar High & all commutes!

Seller willing to offer concessions.

Offered at $2,498,000 **www.3409Williams.com**







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OPEN HOUSE
SATURDAY & SUNDAY
1:00 – 4:00PM

LIKE A PRIVATE LANE THROUGH THE WOODS, the driveway leads to a spacious motor court and beyond to this inviting residence set on over an acre with resort-like grounds. An open floor plan with soaring ceilings crowning generously proportioned rooms creates a tranquil and light-filled atmosphere. Two en suite bedrooms offer flexibility, while the welcoming family room and billiards room provide ideal spaces for gathering and entertaining, thoughtfully arranged around the spacious kitchen.

- Expansive home on a 1+ acre lot for 45,220 +/- sf with 5,185 +/- sf of living space
- Four generously sized bedrooms, including two en suite bedrooms, plus a dedicated office and 3.5 baths
- Exceptional upstairs primary suite with balcony and luxurious bath
- Living room features a beamed and wood paneled vaulted ceiling, multiple skylights, and French doors to the backyard; an elegant dining room offers an adjacent butler's pantry
- Chef's kitchen opens to the casual dining area, family room, and billiards room
- Immaculately landscaped backyard with sparkling pool
- Freshly painted attached 3-car garage with extensive paver driveway and motor court
- Recognized Los Altos schools: Loyola Elementary, Georgina P. Blach, and Mountain View High (Buyer to verify enrollment)



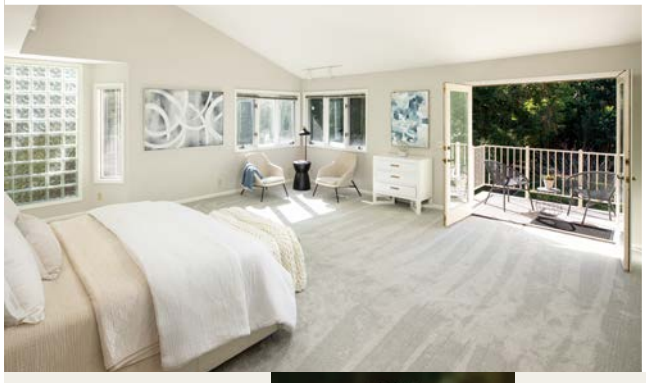
Private Los Altos Hills Retreat on Over One Acre

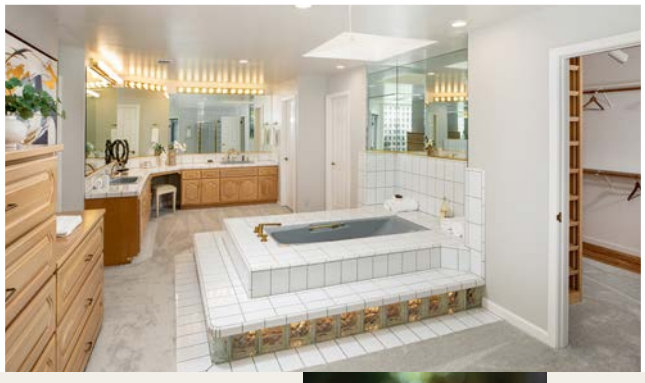
11550 Magdalena Avenue | Los Altos Hills | Price Upon Request | 11550MagdalenaAvenue.com









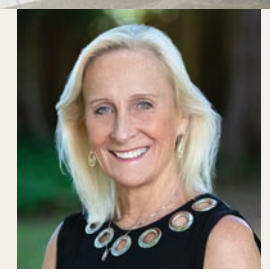




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