

Pleasanton Weekly

Coach Sweeney
steps down

Page 17

VOL. XVIII, NUMBER 51 • JANUARY 12, 2018

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Pleasanton 2018 Soaring to new highs

Page 12



- 5 | **NEWS** PUSD exploring K-8 school on north side
- 5 | **NEWS** Council checks in on downtown planning
- 17 | **SPORTS** Local teen signs with SJ Earthquakes

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AROUND PLEASANTON



By JEB BING

New state housing requirements could affect Pleasanton

Housing — and the need for more of it — has become a top political and economic issue in California, and Pleasanton could be a target for state mandates once again.

So says Scott Raty, president and CEO of the Pleasanton Chamber of Commerce: “This year, we’re going to see continued pressure from the state for local municipalities to meet housing objectives that are statewide.”

Pleasanton offers a good example of what state mandates mean for a city.

Over the last three years, high-density apartment complexes have been built on some of the 70 acres the council rezoned to meet numbers imposed by the state’s Regional Housing Needs Assessment (RHNA) and requirements by a Superior Court judge and state housing authorities.

That followed a lawsuit the city lost to an Oakland-based affordable housing coalition over a 1996 voter-approved 29,000 housing cap which, the court ruled, discriminated against those who want to live here but can’t find affordable housing.

Now, Raty points out, the housing issue — at least as far as Pleasanton is concerned — has moved out of the courtroom and to Sacramento.

In an attempt to address the state’s housing shortage, lawmakers introduced more than 130 bills during the 2017 legislative session, with many focused on constraining local land-use authority or eliminating local discretion.

A total of 15 bills made it into the “housing package” and were signed by Gov. Jerry Brown. Among these is a \$4 billion general obligation bond on the November ballot that would fund so-called workforce (affordable) housing. Another would impose new, onerous real estate recording fees on a permanent, ongoing basis. It’s projected to generate hundreds of millions of dollars annually for affordable housing.

Although most of this money won’t do much to make housing more affordable, the legislation now on the books includes measures to

force cities like Pleasanton to make land available for more high-density housing.

Legislation (Senate Bill 35) by State Sen. Scott Wiener (D-San Francisco) provides the California Department of Housing and Community Development (HCD) new broad authority to make sure cities meet their “fair share” affordable housing requirements. It also requires that developers pay prevailing (union) wages.

“SB 35 shuts down critical local input on housing and its effects on local communities, and unnecessarily adds to the cost of housing with rigid state mandates,” said Assemblywoman Catharine Baker (R-San Ramon).

Raty believes Pleasanton should lock up available residential land with acceptable zoning and development plans before RHNA requirements take hold. That includes the East Side, where three years ago the City Council halted a task force’s planning for this largely empty 400-acre site that, if developed, could have included more than 800 homes.

Since then, developer Steve Dunn of SteelWave has met with Alameda County authorities on his plan to build 200 homes on the unincorporated part of that site. That could encourage the state’s HCD to add the rest of the East Side to its list of new housing mandates for Pleasanton.

Although a chief reason the task force study was halted was because, at that time, new RHNA requirements wouldn’t take hold before 2023, recently approved legislation now gives RHNA authority to review housing needs on an annual basis.

That means that it might be time to restart the East Side planning so that Pleasanton is ahead of the pack before state mandates hit us again.

“In 2018, we’re going to see continued pressure from the state for local municipalities to meet housing objectives that are statewide,” Raty warns. “With the state’s continued emphasis on housing, we need to return to a discussion about the East Side before Gov. (Jerry) Brown decides what’s the best use of that acreage.” ■



Scott Raty

About the Cover

Crane towers over construction site for new Workday headquarters just west of I-580/I-680 interchange, one of many key projects in Pleasanton for 2018. Photo by Jeb Bing. Cover design by Paul Llewellyn. Vol. XVIII, Number 51

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Streetwise

ASKED AROUND TOWN



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— LA Times

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When you find yourself in a rut, what do you do to get out of it?



Jenny McKneely
Hotel manager

I run the stairs at my favorite park, then soak in a tub with a bath bomb and a bottle (I mean, glass) of wine. And I don't come out until the water gets cold. That usually does the trick for me.



Maria Munayer
Police lieutenant

I look outside myself and consider the struggles and feelings of others. I engage in random acts of kindness as often as possible. Even a simple smile can really make a difference in someone's life. Volunteer work is very uplifting for me. Rolling up my sleeves to help ease the suffering of others is probably the best way I can think of to get out of a rut.



Sal Croce
Retired firefighter

I talk to myself to try to figure out what is at the root of what is bugging me. Once I get to the heart of the matter, I talk myself into doing proactive things to get out of the rut. Works every time.



Butch Lyons
Sales

I used to withdraw into my "man cave" and just wait for the rut to pass, but I learned over the years that it is better to talk to people, especially people who have been in the same kind of rut for the same or similar reasons. They can usually offer very sound and helpful advice to turn the rut around.



Melissa Alvarez
Administrative assistant

I make an appointment for a manicure and a pedicure and pick a color I've never chosen in the past. When my 20 nails are all perfectly fresh and new, I start to feel better and more positive and am able to ease myself out of the rut.

—Compiled by Nancy Lewis and Jenny Lyness



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The Pleasanton Weekly is published every Friday by Embarcadero Media, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566; (925) 600-0840. Mailed at Periodicals Postage Rate, USPS 020407. The Weekly is mailed upon request to homes and apartments in Pleasanton. Print subscriptions for businesses or residents of other communities are \$60 per year or \$100 for two years. Go to PleasantonWeekly.com to sign up and for more information. POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566. ©2018 by Embarcadero Media. All rights reserved. Reproduction without permission is strictly prohibited.

DIGEST

Transitioning to HS

The city of Pleasanton, in partnership with the Pleasanton Unified School District and the Pleasanton PTA Council, is set to host a panel discussion called "High School ...The Real Deal" from 7-8 p.m. on Wednesday at the Pleasanton Library.

The discussion, part of the ongoing Community Education Series, will focus on real-life concerns and solutions regarding the transition to high school. Panelists will include high school students and parents, as well as a PUSD administrator.

The event is free. Those interested in attending should register online at www.pleasantonfun.com using course No. 6699.

For more information, contact community services manager Andrea McGovern at 931-5359.

Youth Job Fair

The East Bay Regional Park District is holding one of its two Youth Job Fair events this month in Livermore, next Saturday (Jan. 20).

The fair aims to provide people 15 to 24 years old with general information about positions available with East Bay Parks as well as in-depth workshops showcasing "a day in the life" of certain district workers.

The district is the largest employer of youth in the East Bay, hiring more than 400 teens and young adults to work in local parks and visitor centers — often temporary seasonal work such as recreation aids, interpretive aids and lifeguards.

The Livermore event will run from 10 a.m. to noon at the Robert Livermore Community Center at 4444 East Ave. It will include lunch and a free shuttle ride to and from BART. The second fair is in Richmond on Jan. 27. For more info, visit ebparks.org.

Bike master plan

The Alameda County Public Works Agency is hosting three public input sessions as part of the effort to update its Bicycle and Pedestrian Master Plan within its jurisdiction, including unincorporated Pleasanton and Sunol.

The plan will develop strategies to improve bicycle and pedestrian safety; increase access to work, school, shopping, recreation, and transit; and facilitate more walking and biking in the unincorporated parts of the county.

The Tri-Valley input session will run from 6:30-8:30 p.m. Thursday (with presentation at 7 p.m.) in the Livermore Public Library at 1188 South Livermore Ave. The other sessions are in San Lorenzo on Tuesday and Castro Valley on Wednesday. Visit www.acpwa.org for details. ■

Board expresses interest in K-8 school to address north side overcrowding

PUSD trustees discuss school size ranges, new elementary campus at facilities workshop

By JULIA BROWN

Pleasanton school trustees directed district staff not to move forward with planning for a new standalone elementary school, but rather explore options that include adding a K-5 program to an existing middle school, as part of a special board meeting Saturday.

The school board also indicated they want to maintain current district guidelines for school size ranges while adding a theoretical K-8 range to the standards.

The direction came near the end of a roughly three-hour-long

facilities workshop, which consisted of presentations and discussions regarding the size of PUSD schools and the need to address overcrowding in north Pleasanton elementary schools. No formal action was taken on Saturday morning.

"We have to look at our current students, absolutely, (and) current facilities, but we have to look at the future as well," said board vice president Valerie Arkin during the weekend workshop. "(A new elementary school) is included in the bond and I think it would be extremely irresponsible of us to not do what is listed in the bond.

"I think we do need to address the capacity — in which way we do it is up to us," she added. "But I think we do have that responsibility."

Saturday's meeting was the second facilities workshop held by the board this school year in light of the \$270 million school facilities bond Measure 11 passed by Pleasanton voters in November 2016.

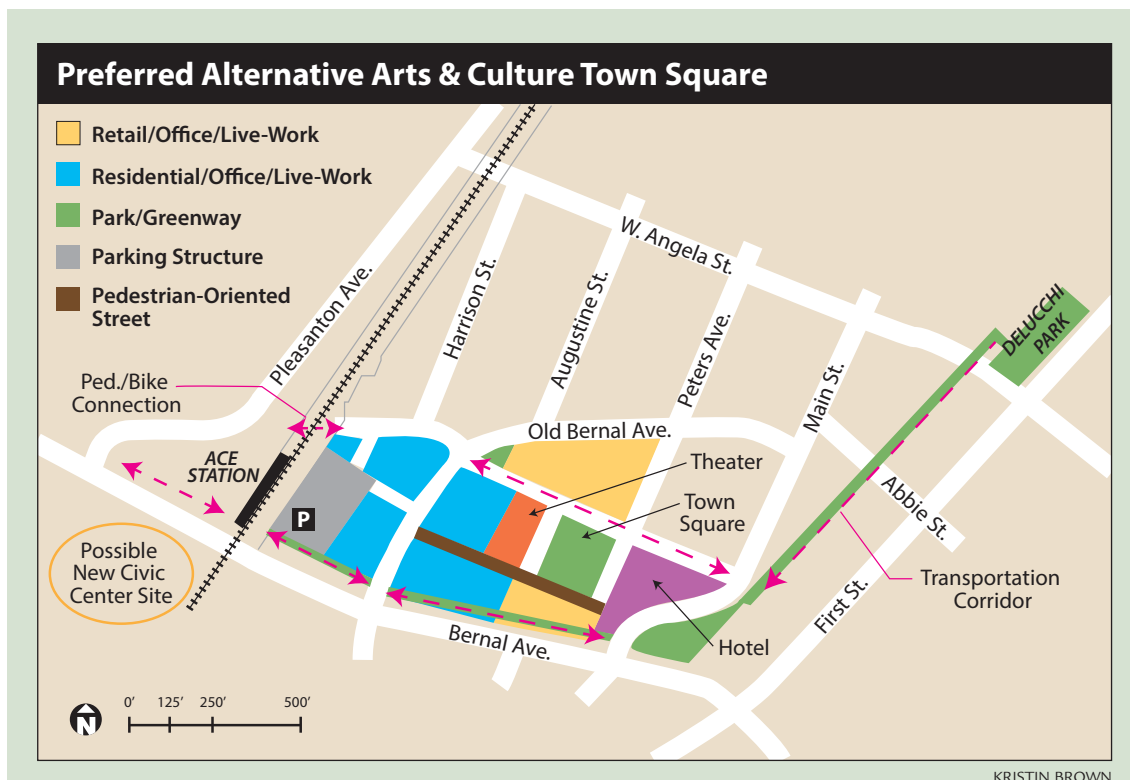
At a study session in September, the board reviewed the district's strategic plan and data on PUSD facilities, including guidelines regarding the size of schools and estimated costs affiliated with a prospective

new elementary school. Trustees came up with a number of ideas relating to future facility needs, including finding a parcel near Hart Middle School for a new elementary campus and splitting grades K-5 between Donlon Elementary and a new school on the property.

No decisions were made at the initial workshop, but at the time administrators indicated such discussions would continue at a second future facilities workshop.

Saturday's meeting kicked off

See **FACILITIES** on Page 8



Map showing Downtown Specific Plan Update Task Force's preferred land-use layout at the Civic Center site downtown if the area is redeveloped in the future with the Civic Center relocated to the nearby Bernal property.

Council checks in on Downtown Specific Plan update process

Discussion focuses on early plan for how to redevelop Civic Center site

By JEREMY WALSH

This month marks one year since city officials, business representatives and residents started work toward updating Pleasanton's Downtown Specific Plan, to bring the 15-year-old guiding document more up to date with modern priorities and future goals for downtown.

The City Council received a status report on the revision process last month, with the hour-long discussion centered mainly on the Downtown Specific Plan Update Task Force's early plan for

redevelopment of the city's existing Civic Center site with new private and public uses in the years or decades ahead — if the city services' complex is eventually relocated to the nearby Bernal property.

The conceptual map indicates where the task force would prefer to see future land-uses located if the city-owned 13 acres on the far south side of downtown is re-envisioned as an "Arts and Culture Square," including mixed-use commercial and residential buildings, a theater, boutique hotel, new roadways, parking

structure near the ACE Train station and 0.86-acre town square.

"People need to keep in mind that this is a vision of what something might look like in the future," Mayor Jerry Thorne, one of two council representatives on the 10-member task force, said during the Dec. 19 meeting in the council chamber.

"These are strictly visions; this is not something that is going to happen tomorrow ... I mean financing this thing is another

See **DOWNTOWN** on Page 7

Steinle defendant sentenced

Time-served for weapon charge, moved to federal custody

The man who was acquitted of murder for the fatal shooting of Pleasanton native Kate Steinle was sentenced to three years in state prison last Friday, but received credit for full time served, for his conviction on a single count of being a felon in possession of a firearm.

Jose Ines Garcia Zarate, 45, was convicted of the weapon charge on Nov. 30 following a four-week trial.

Jurors acquitted him of murder and assault with a deadly weapon in Steinle's July 1, 2015 death on Pier 14 after defense attorneys argued that the shooting, in which the bullet ricocheted off the pier before it struck Steinle, had been an accident.

Garcia Zarate will not serve any additional time, however, because he received credit for more than three years of time served in city jail while awaiting trial.

Instead, he was transferred to



Jose Ines Garcia Zarate



Kate Steinle

See **SENTENCING** on Page 8

Main Street water pipe replacement underway

Work downtown expected to last through March; second phase up Santa Rita to follow in spring and summer

By JEREMY WALSH

Residents and visitors coming to downtown Pleasanton will notice construction work on the north end of Main Street as crews begin to replace a decades-old, cast-iron water main with modern pipes.

The \$2.7 million project, part of the city's annual water main replacement program, focuses on more than a half-mile of problematic piping below Main Street and Santa Rita Road from St. Mary Street north to Black Avenue.

"The 3,300 linear feet of old cast-iron pipe was installed in the 1960s and rose to the top of the heap in terms of needing replacement as we have made several repairs to this section over the years," said Steve Kirkpatrick, city engineering director.

Work is divided into two segments, with the first portion — from the bridge over the Arroyo Del Valle south to St. Mary Street

— beginning yesterday and expected to run through March.

Motorists should anticipate daytime driving delays and parking disruptions during the project, Kirkpatrick said.

This first week of work will see the contractor conduct precautionary and exploratory excavations to determine the exact locations of existing utility lines, such as gas and sewer, according to Kirkpatrick.

Pipeline installation is anticipated to start the following week at the Arroyo Del Valle bridge and then head south in the weeks ahead to St. Mary Street near Pleasanton Gas Station.

All pipeline work should be completed by the end of February, including replacing curb, gutter and sidewalks removed to accommodate the construction, according to Kirkpatrick. Crews are expected to fully wrap up the first segment by the end of March, weather permitting.

Parking restrictions will be posted and parking on Main Street will be prohibited from 6 a.m. to 4 p.m. workdays in the under-construction area, Kirkpatrick said. Traffic lanes will be reduced to 10 feet in both directions, with traffic shifted to the east. Parking lots and driveways will be open, except when the work is immediately adjacent to them.

"We would like to advise residents to avoid the area if possible and take alternate commutes to and from their destination to ameliorate some of the unavoidable impacts," he added.

The second segment of the water main replacement will follow in the spring and summer, running from the Arroyo Del Valle bridge north on Main Street until it turns into Santa Rita Road and then extending up Santa Rita to Black Avenue just past the post office.

City officials expect crews will



CITY OF PLEASANTON

Road sign alerts drivers to new water pipe replacement project on the north part of Main Street.

conduct most of the second phase construction during the summer break to minimize impacts on Amador Valley High School traffic, Kirkpatrick said.

San Francisco-based K.J. Woods Construction, Inc., is serving as the

general contractor under a contract approved by the Pleasanton City Council on Dec. 5. Funding is primarily coming from the water main replacement project program budget and the city's water reserve surplus fund. ■

King fellowship breakfast returns to Pleasanton this month

Community of Character Collaborative now hosting annual event

By JULIA BROWN

The 18th annual Martin Luther King Jr. fellowship breakfast is set for later this month, with a new host for the event.

The Pleasanton Community of Character Collaborative is organizing this year's breakfast — formerly hosted by the Tri-Valley YMCA — from 7:30-9:30 a.m. on Jan. 22 at the DoubleTree by Hilton Hotel, Pleasanton at The Club (7050 Johnson Drive).

"The Community of Character Collaborative was disappointed to learn that the YMCA of the East Bay had decided not to continue the annual Dr. Martin Luther King, Jr. fellowship breakfast in 2018," Ken Mano, vice president

of the collaborative's board, said in a statement. "Because we really wanted this important civic event to continue, we decided to host it this year."

He added, "We are very happy that former Dublin Mayor Tim Sbranti will once again serve as the emcee for the event, and we are delighted that PUSD Superintendent David Haglund has agreed to be our keynote speaker."

YMCA of the East Bay branch operations director Kenny Altenburg did not return a request for comment on the organization's decision not to host the breakfast.

The event at the DoubleTree hotel comes one week after the national holiday this Monday, which

also would have been Dr. King's 89th birthday. April marks the 50th anniversary of his assassination.

Along with the keynote address from Haglund, the collaborative will continue the tradition of recognizing community contributions with the Dr. Martin Luther King, Jr. Legacy awards.

This year's recipients are Gary Reznick, East Bay Volleyball Academy director; Kathy Young and Mony Nop, founders of the Tri-Valley Nonprofit Alliance; and the Pleasanton-based software company Workday.

Tickets to the fellowship breakfast are \$40 per person while supplies last. Register online at www.pleasanton.org. ■

New whooping cough case at Foothill

Reports of pertussis started in fall

By JULIA BROWN

As Pleasanton Unified School District classes resumed from winter break this week, some Foothill High School parents were notified of a new reported case of pertussis, or whooping cough.

Foothill parents whose children were potentially exposed received an email notice from the school Monday, according to PUSD spokesman Patrick Gannon.

That marks the latest of a "handful" of reported cases of whooping cough that started at the school after Thanksgiving break and that the district has been working

closely with the Alameda County Public Health Department on the matter.

Whooping cough typically starts like a cold, with symptoms including a stuffy or runny nose, a mild cough and a low fever or no fever at all, according to the county health department.

The cough steadily worsens to where coughing fits or spasms occur, causing one to have problems catching their breath or to gag or vomit after coughing. Occasionally when someone with pertussis inhales after a coughing fit, they make a high-pitched

"whooping" sound.

Whooping cough is spread when a sick person coughs or sneezes in another person's face; shares a confined space for more than one hour; and by kissing, health officials said. Symptoms usually start within a week to 10 days after contact with the ill person but can take up to three weeks to develop.

"This is one of the childhood immunizations, so kids are protected if they're properly immunized and people around them are as well," public health spokeswoman Sherri Willis said last month. ■

Museum announces new Eugene O'Neill performance

Tickets also still available for Coretta Scott King event

By JEREMY WALSH

The Museum on Main has announced that the topic of its February installment of the "An Afternoon or Evening with ..." Ed Kinney Speaker Series has been switched to a presentation on playwright Eugene O'Neill and wife Carlotta Monterey.

Tickets for that performance remain available, as are tickets for next Tuesday's event in the series, "An Afternoon with Coretta Scott King."

Historical character performer Betty Jewell Slater will portray King, an American civil rights leader and the wife of Martin Luther King Jr.

The King event is set to occur at the Firehouse Arts Center the day after the national holiday that bears her husband's name. Tickets can still be purchased for the 2 p.m. performance; the 7 p.m. show is sold out.

The Feb. 13 installment of the monthly speaker series will now spotlight "An Afternoon and Evening with Eugene O'Neill and wife Carlotta Monterey" — replacing the originally scheduled appearance of James Armistead portraying Col. Charles Young. Historical character performers Brian and Dale Kral will portray O'Neill and Monterey.

The couple had deep ties to



CONTRIBUTED PHOTO

Betty Jewell Slater portraying civil rights leader and the wife of Martin Luther King Jr.

the Tri-Valley.

O'Neill lived in Danville during the height of his fame, penning some of his most memorable plays there, including "The Iceman Cometh," "Long Day's Journey into Night" and "A Moon for the Misbegotten." Their secluded Tao House in the west Danville hills is now a national historic site.

The Feb. 13 event will feature showings at 2 p.m. and 7 p.m. at the Firehouse Arts Center. Individual tickets already purchased for the Col. Young event will be honored for the O'Neill show.

For ticket information, visit www.museumonmain.org or call 462-2766. ■

DOWNTOWN

Continued from Page 5

issue that we're going to have to deal with," Thorne added. "It's not a 20-year plan. It's a lot longer than that."

First adopted in 2002, the Downtown Specific Plan establishes policies aimed at improving the commercial and residential viability of downtown Pleasanton while also preserving its small-town character and scale, according to city officials.

The council in late 2016 formed a task force to update the specific plan with an eye on adopting the revised document by mid-2018. The ad hoc task force consists of two council members, two planning commissioners, two Pleasanton Downtown Association reps, an Economic Vitality Committee member and three at-large representatives.

Though it covers a wide range of policies and priorities for the downtown corridor, a key component of the plan update involves providing the framework for how redevelopment could occur in what areas, including the current Civic Center site.

The city owns 9 acres of land bordered by Main Street and Old Bernal and Bernal avenues that houses the library, police department, city hall and administrative buildings, plus another 4 acres across Old Bernal acquired from the San Francisco Public Utilities Commission.

The council set the stage for future talks about Civic Center site redevelopment in November 2016 by endorsing a draft master plan for a proposed civic complex including a new city hall, library, police headquarters and a community center on a 27-acre site between Bernal and Valley avenues and backing onto the Union Pacific Railroad tracks.

The city's downtown site would become open for private development, in part to help pay the costs of building a new civic complex on Bernal — a project that would require voter approval, to amend the Bernal Property Phase II Specific Plan.

The task force, which meets on a near-monthly basis, in November developed its preferred conceptual land-use map for future Civic Center redevelopment, a layout ultimately subject to council approval as part of final adoption of the revised Downtown Specific Plan.

"The way that the plan would work is that this is the block pattern that we would like to create, and (private) development would come and fund that to make this happen," community development director Gerry Beaudin said when introducing the conceptual map to the council Dec. 19.

The proposed map features a mix of land-uses based on task force preferences and public input, according to Beaudin.

City staff and consultant firm Economic Planning Systems concur that a mixed-use approach would help the city accomplish its goals of making downtown a destination and enhancing economic viability, but they acknowledge residential has the highest development value, followed by office space.

"To get this mix of uses, we may have to acknowledge that the market demand for some of these uses is less than others, so that could affect land costs if we were selling the land or lease rates if we were leasing the land, or other arrangements around shared parking," Beaudin said. "There are a number of ways that we could be partners in the redevelopment of this area to get the kind of place we want it to be."

Council members were steadfast in opposing standalone housing on the Civic Center site while supporting mixed-use commercial/residential concept with housing on the upper floors.

"All downtowns that I've looked at around this state ... they have a residential component in the downtown, and we do as well. To totally rule out additional residential does not help the downtown, does not help the businesses," Vice Mayor Arne Olson said.

"I would prefer to see some element of residential here. Not go overboard, but I just think it's important to the viability of the

downtown," he added.

"I'm not in favor of highest and best use being the determining factor for what goes in our downtown," Councilwoman Karla Brown said. "Yeah, residential housing will pay more for the land but that doesn't mean that's the right thing to put there. We're not for sale to the highest bidder."

"And I like the idea of government off of Main Street. I think we're sitting on some of the most valuable property in the entire city," Brown added.

She also urged the specific plan update to encourage roof-top dining, relocate the hotel from the "gateway" corner to downtown and keep the existing, architecturally appealing library building on Old Bernal.

Resident Julie Testa told the council that though she likes many aspects of the proposed specific plan update, the conceptual map for the Civic Center site redevelopment is unacceptable: "I'm astounded by how unappealing this is, and how great the negative impacts and costs would be."

"I love the way it's marketed as an 'arts and cultural town square.' No, it's not. It's residential and office space," Testa said. "I think the threat is very clear: You had better be ready to accept more residential or there's going to be more demand for public investment. Why? Why do we want this?"

Thorne said he also wanted to see proposals soon for how Civic Center site redevelopment would be phased.

Relocating city offices would almost certainly be done piecemeal over the years, according to Beaudin.

One scenario could see the library operation move to a new building on Bernal and then some city operations moved initially and others staying, with administrative services relocated to the existing library and the decades-old city office buildings demolished and those parcels redeveloped.

Project phasing would also be part of the final plan update.

The task force is next scheduled to meet Jan. 23. City staff and consultants will also work on completing a traffic impact assessment, environmental analysis, civil engineering assessment, fiscal impact analysis and financial feasibility study based on the Civic Center redevelopment land-use map.

The goal is to release the draft plan update for public review in the spring and then present it to the council for final approval during the summer, pending the outcome of the environmental review, Beaudin said.

For more information on the Downtown Specific Plan update process or to comment, visit www.ptowndowntown.org. ■



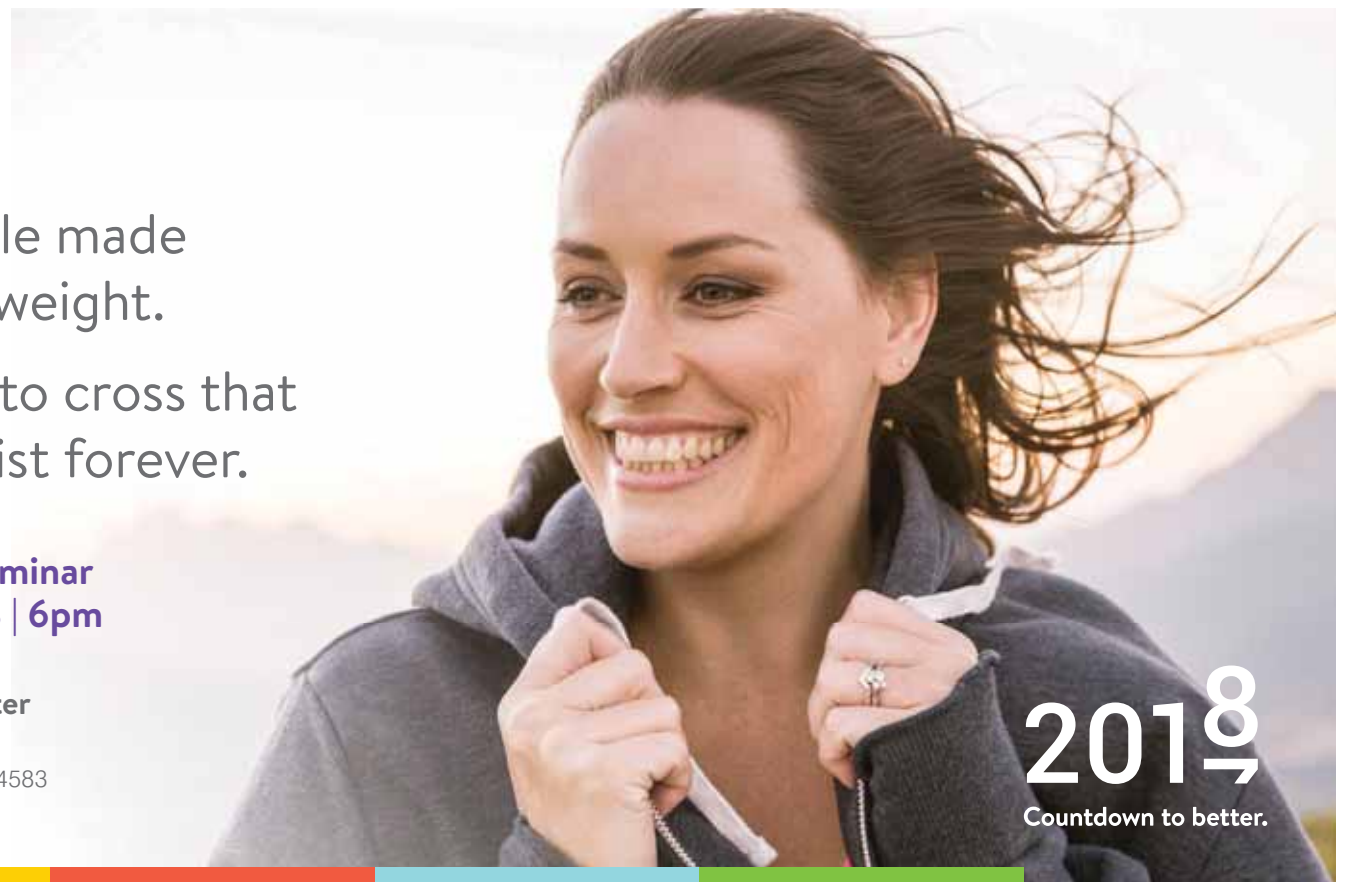
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FACILITIES

Continued from Page 5

with opening remarks from Superintendent David Haglund, who reminded trustees about “evidencing and demonstrating fiscal responsibility with regards to the investment the voters made into the schools through the Measure 11 process.”

“This is about building community trust — that when we say we’re going to do something we do it, and that we thoughtfully proceed forward in a method that both applies the goals of the ballot proposition but in alignment to the strategic plan that you’ve established as a board of education,” Haglund said.

After Haglund spoke, residents gave initial thoughts during the first of three public comment periods.

Speaking on his own behalf, Pleasanton Partnerships in Education executive director Steve McCoy-Thompson conveyed feedback that he said he’s been getting regarding Measure 11.

“I know one of the items under

discussion is whether or not to build a new school,” McCoy-Thompson said. “But the feedback I’ve heard from the majority of people is they really question whether we should use money for that purpose and that there are other needs, particularly infrastructure needs, and maybe the money should be devoted toward that.”

He added, “I think it’s important to convey to the public that the 11 bond was not necessarily intended to cover the full cost (of the need).”

To that point, resident John Bauer said many citizens were under the impression that \$270 million — the amount of bond revenue that Measure 11 is expected to generate — would cover the district’s identified facility needs.

“Most people read the ballot language — \$270 million dollars to me would certainly be more than enough money to put new roofs on every school, put new air conditioning in every school and fix everything,” Bauer said.

Jill Buck, who served as co-chair of the Measure 11 bond committee,

said she and others were straightforward with community members that a 2012-13 facilities master plan showed \$500 million worth of need district-wide. She added that the community was not polled on the possibility of a new school.

“It wasn’t like we never talked about a new school, but I can also assure you that when we were going out to all the PTA groups there was no time, not one person who ever said, ‘You know what, this sounds great and I’m really excited about all the modernization and improvements, but I’m really concerned about a brand new school,’” Buck said. “Everyone was asking, ‘What’s my school going to get?’”

Residents Julie Testa and Kathleen Ruegsegger, a former Pleasanton school board member (1990-93), spoke strongly in favor of the district using bond money as stipulated for a new school.

“I want to thank Dr. Haglund for mentioning the promise, because in that 75-word bond language is the promise of a new school — K-5, K-8, something needs to be done for kids who are in portables, schools that have over 800 students and all the things we’ve talked about for a long time,” Ruegsegger said. “I think if you don’t do something in that direction with this bond money, the \$270 million, then you break that promise if you spend it elsewhere.”

The updated enrollment numbers reaffirmed the overcrowding issue in north Pleasanton elementary schools. As of Dec. 17, Donlon had 814 students, Fairlands had 785 and Walnut Grove a total of 728 students.

Adopted in 2013, the district’s current guidelines establish a preferred school size range of 600-700 students per elementary school,

1,000-1,200 per middle school and 2,400 — plus or minus 10% — per high school.

Whether trustees wanted to maintain or change those guidelines was a focal point of the board’s discussion Saturday.

“When I look at school size, it’s, does every student get the same benefit as all the students in the district?” trustee Steve Maher said. “If we could get our school sizes fairly consistent, then everyone would get the benefit.”

Ultimately, the board indicated to staff that they wanted to stick with the district’s current school size range targets while also incorporating the state’s guidelines on building square footage per student. They also expressed an interest in maintaining the neighborhood schools concept; limiting “overflow,” which occurs when a student is placed in a school outside their neighborhood due to space limitations; and minimizing the use of portables moving forward.

Presented with a list of programmatic options for a possible new school — ranging from a K-5 STEAM magnet to a dual immersion Mandarin program — trustees expressed a strong interest in the K-8 model.

“I think the K-8 option in the north Pleasanton area is a good idea and it’s worth exploring,” Arkin said. “I would like to see maybe some proposals that include IDing other properties in this town that could be possibilities ... and using any other resources we currently have. The district office property is one of them, the Neal property is one of them.”

Added board president Mark Miller, “I’d like to look at creative models for using that \$35 million that address the capacity issue that don’t necessarily mean one new

block of land for a whole separate elementary school. I don’t think \$35 million will pay for one, quite honestly.”

Trustee Jamie Yee Hintzke emphasized an interest in further exploring how the district office property could be utilized.

“We are not utilizing the district office property well at all, with how much acreage is here and how the buildings are being used,” Hintzke said. “It should really be looked at differently.”

Haglund said district staff would bring back options for resolving the capacity issue that would deviate away from standalone concepts and include a K-8 model, “which, conceptually would be adding a K-5 to an existing middle school,” he said.

Staff plans to take direction from Saturday’s workshop and use it in their work with the facilities master plan committee, which is coming up with a recommendation for how to proceed with Measure 11 projects. The committee plans to present the proposed facilities master plan at a board meeting in March, after which it would return for consideration at a subsequent meeting.

A third facilities workshop is slated for the spring. A date for it has not yet been confirmed.

At the end of Saturday’s workshop, trustee Joan Laursen asked those in attendance to “temper our expectations a little bit.”

“All of this stuff takes a really long time,” she said. “Of course we’re going to keep pressing because we want to see really great stuff that we’ve got planned for kids happen as soon as possible. But just understand each step of the process involves lengthy planning and then approvals and then submissions — it is a lengthy process.” ■

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SENTENCING

Continued from Page 5

federal custody, where federal prosecutors in December filed new charges of being a felon in possession of a firearm and ammunition and being an illegally present alien in possession of a firearm and ammunition.

Garcia Zarate appeared before U.S. Magistrate Maria-Elena James in federal court in San Francisco. Through his lawyer, veteran defense attorney Tony Serra, Garcia Zarate postponed his arraignment on the charges until Feb. 13.

Serra told James he was not asking for bail because there is a hold on Garcia Zarate from a federal court in Texas for allegedly violating the conditions of his supervised release after completing a prison term for illegal re-entry to the United States following deportation.

Serra said after the hearing that he expects Garcia Zarate to be imprisoned for two years in Texas for the release violations.

Garcia Zarate’s case has been

highly politicized due to his status as an undocumented immigrant.

President Donald Trump and Attorney General Jeff Sessions weighed in after the verdict, blaming the shooting on San Francisco’s “sanctuary city” policy that limits cooperation between local law enforcement and federal immigration authorities.

At a news conference after Monday’s hearing, Serra said the federal prosecution of Garcia Zarate was “politically motivated and will be politically defended.”

He said that at the not-yet-scheduled federal trial, he will try to persuade the jury that “a vote for guilt is a vote for Donald Trump and a vote for not guilty is a vote for justice.”

Serra said he plans to file two defense motions seeking dismissal of the federal charges. One motion will argue that the federal case is vindictive prosecution. The second will contend that the federal firearms charge is unconstitutional double jeopardy.

Assistant U.S. Attorney Shiao Lee

told James that Garcia Zarate’s alleged violations of his Texas supervised release were failing to report to Texas probation officers within 72 hours after he was released from San Francisco jail; possessing a gun; and committing a federal, state or local crime.

Serra said Garcia Zarate served between four and five years of his Texas sentence. Garcia Zarate has had several other convictions and sentences for illegal re-entry.

His defense attorney in the murder trial said they plan to file an appeal of the weapons convictions after Judge Samuel Feng rejected a motion for a new trial on that charge. That appeal will proceed independently of the newer federal charges.

Speaking through a translator Monday, Garcia Zarate told James he prefers to go by the name Juan Jose Domingues de la Parra. Outside of court, Serra said his client used several different names when he entered the United States, but said the defense believes his real name is Garcia Zarate. ■

—Bay City News Service

Community Pulse

POLICE BULLETIN

Pleasanton officer hit by car fleeing burglary scene

Pleasanton police arrested a Hayward man last Friday after he allegedly ran down a local police officer with his car while fleeing a residential burglary scene two days earlier.

Detectives had been investigating the case since the incident occurred the evening of Jan. 3 near Montevino Drive and Crellin Road, and they identified Christian Alexander Ayala as their suspect after receiving a tip from another Bay Area law enforcement agency working a similar case, according to Sgt. Aaron Fountain.

Investigators executed a search warrant at Ayala's Hayward home Friday afternoon and allegedly found stolen guns, high-capacity magazines, ammunition, stolen property and methamphetamine.

Ayala, 27, was booked into jail on suspicion of resisting a peace officer resulting in serious bodily injury, assault with a deadly weapon, being a felon in possession of a firearm and ammunition, possession of stolen property and drug possession, Fountain said.

Ayala has prior arrests for burglary, weapons violations and drug sales in the Bay Area, according to the sergeant.

The officer is home recovering, and it's unclear how long the serious leg injury will keep him off work, according to Fountain. The injured officer, whose name has

not been released, has worked in law enforcement for more than six years, including the past four with Pleasanton police.

The incident unfolded just before 5:30 p.m. Jan. 3 when a man called police to report his Montevino Drive home was being burglarized, Fountain said. The homeowner had received a motion alert from his in-home security system and surveillance footage showed a stranger ransacking the home, the sergeant added.

Pleasanton police responded to the home on the 700 block of Montevino Drive, off Vineyard Avenue, and approaching officers found a man nearby sitting inside a newer-model Honda Accord, Fountain said. The car's engine revved up and the car sped away from the scene southbound on Montevino Drive.

Moments later, a second officer spotted a vehicle matching the Honda's description at the intersection of Montevino Drive and Crellin Road, according to the sergeant.

The officer got out of his patrol car and told the driver to stop, at which point the driver refused to comply and accelerated toward the officer, Fountain said. The Honda hit the officer and sped away westbound on Crellin Road.

More officers soon arrived to the area and set up a perimeter but were unable to find the car that day, Fountain said.

Ayala was identified as the culprit during the ensuing investigation and he was arrested Friday afternoon, according to the sergeant.

Police are investigating whether Ayala could be tied to other break-ins in Pleasanton.

In other news

• A cyclist died when she crashed her bike Sunday morning in unincorporated Alameda County east of Livermore, California Highway Patrol officials said.

Mina Noori, 51, of Dublin, died when she crashed on South Flynn Road about a mile north of Patterson Pass Road, according to the Alameda County coroner's bureau and CHP Officer Tyler Hahn.

CHP officers were called at about 11:30 a.m. after Noori fell. It appears she came down a hill into a sharp corner and allowed the bike to go off the road, Hahn said.

She suffered injuries to her face and head. Hahn said no one witnessed the crash so CHP officials are not sure what happened exactly.

• A Fremont man allegedly ran away from Pleasanton police after crashing his car into a fallen tree amid a brief pursuit early Tuesday morning.

Marquice McClinton, 31, remained at-large as of Wednesday afternoon, according to Lt. Kurt Schlehuber.

The incident started near downtown around 3:20 a.m. Tuesday when a patrol officer saw a 2005 Hyundai Elantra driving on First Street with an equipment violation, Schlehuber said.

The officer stopped the Hyundai at the corner of First and Abbie streets, but the sole occupant got out of the driver's side and approached the officer with his hands hidden in his clothing, according to the lieutenant.

The man refused to show his hands, so the officer drew his firearm, leading to the suspect jumping back in his car and speeding away, according to Schlehuber.

A police pursuit ensued down First Street and onto Sunol Boulevard until the Hyundai struck an 80-foot tree that had fallen because of the rainstorm and laid across all of Sunol Boulevard, about a half-mile south of the Castlewood Drive intersection, Schlehuber said.

The man got out of the car and ran into the bushes on the side of the road, according to Schlehuber. Officers set up a perimeter and searched the area with a K-9 unit, but they were unable to find the culprit.

Anyone with information about the case can call police at 931-5100, referencing case No. 18-00991. ■

—Jeremy Walsh and
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Pamela Sue Campion

December 10, 1949 – January 5, 2018

Pamela Campion died peacefully at home at the age of 68 following a quick battle with an aggressive cancer on Friday, January 5, 2018. She was surrounded by family and friends.

Pam was born December 10, 1949, in Modesto, Calif. She grew up in Sonora, Calif., spent 11 years in Downers Grove, Ill., and lived in Pleasanton since 1984.

A graduate of California State Sacramento and Sonora High School, Pam worked as a high school home economics and health teacher for 20 years before retiring from Dublin High School in 2004. She was honored as the Dublin Unified School District Teacher of the Year in 1996 by the Alameda County Board of Education. Pam was an avid quilter and a member of the Amador Valley Quilters guild for more than 30 years. She served as president of the guild in 1990 and quilt show chair in 1989 and 2017.

Pam will be remembered for her love of family, friendships and baseball, in particular the Oakland A's. She was active in her faith and found true enjoyment in recent years overseeing the hospital ministry with the Catholic Community of Pleasanton. She was especially proud when she received a certificate of recognition for visiting all 13 Presidential Libraries throughout the United States, an accomplishment only 350 people have achieved.

She is survived by her husband of 44 years, Pat; her children Susie Weiss (Matt), Greg (Amber), and Tom (Fran); and six grandchildren: Jack, Jake, Molly, Hazel, Jayson and Penelope. She is also survived by her father Glenn Nicks (Dorothy), stepsister Lynn Quayle, stepbrother Tom Quayle (Diana), sister-in-law Carol Quayle; and countless nieces and nephews.

She is preceded in death by her mother Dane Nicks, her brother Randy Nicks and stepbrother Dan Quayle.

The celebration of Pam's life will be held at 11:00 a.m. on Monday, January 15, at St. Augustine Catholic Church (3999 Bernal Ave. in Pleasanton), with a reception immediately following in the hall.

In lieu of flowers, contributions can be made to the Tri-Valley Retired Educators Scholarship Fund. Please make checks payable to TVRE Scholarship Fund, include Pam's name in the memo and mail to Faye Younker at 1792 Old Tower Road, Livermore, CA 94550. Contributions can also be made to Hope Hospice in Dublin at hopehospice.com.

PAID OBITUARY

POLICE REPORT

Jan. 7

Theft from auto

■ 12:46 p.m. on the 11900 block of Dublin Canyon Road

■ 2:18 p.m. on the 11900 block of Dublin Canyon Road

Shoplifting

■ 3:11 p.m. on the 2300 block of Stoneridge Mall Road

■ 6:17 p.m. on the 1400 block of Stoneridge Mall Road

Drug violation

■ 12:39 p.m. on the 11900 block of Dublin Canyon Road

Burglary

■ 3:03 a.m. on the 6600 block of Koll Center Parkway

DUI

■ 12:40 a.m. on the 1000 block of Division Street

Jan. 6

Drug violation

■ 10:32 p.m. on the 4800 block of Hopyard Road

Theft

■ 2:41 p.m., 1400 block of Stoneridge Mall Road; shoplifting

■ 5:34 p.m., 4400 block of Clovewood Lane; theft from structure

Alcohol violation

■ 6:12 p.m. on the 4300 block of Valley Avenue

Jan. 5

Robbery

■ 8:45 p.m. on the 1400 block of Stoneridge Mall Road

Theft

■ 3:04 p.m., 7800 block of Knollbrook Drive; theft from auto

■ 5:21 p.m., 1300 block of Stoneridge Mall Road; shoplifting

Vandalism

■ 11:57 a.m. on the 3500 block of Bernal Avenue

Auto theft

■ 7:47 a.m. on the 6800 block of Vale Court

■ 8:47 a.m. on the 4300 block of Douglas Court

Jan. 4

Burglary

■ 9:27 p.m. on the 5100 block of Hopyard Road

■ 10:12 p.m. on the 5100 block of Hopyard Road

Theft from auto

■ 7:32 a.m. on the 11900 block of Dublin Canyon Road

■ 3:45 p.m. on the 4900 block of Hopyard Road

■ 4:46 p.m. on the 11900 block of Dublin Canyon Road

■ 7:35 p.m. on the 4000 block of Santa Rita Road

■ 9:35 p.m. on the 5700 block of Johnson Drive

Shoplifting

■ 8:02 p.m. on the 1400 block of Stoneridge Mall Road

Vandalism

■ 11:31 a.m. on Amber Lane at Hamilton Way

Fraud

■ 11:37 a.m. on the 8100 block of Regency Drive

Auto theft

■ 6:40 a.m. on the 1400 block of Irongate Court

Jan. 3

Theft

■ 11:52 a.m. on the 1300 block of Hopyard Road

■ 10:51 p.m., 1600 block of Stoneridge Mall Road; theft from auto

Vandalism

■ 10:37 a.m. on the 4600 block of Second Street

Assault battery

■ 7:56 p.m. on Crellin Road at Montevino Drive

Burglary

■ 5:28 p.m. on the 700 block of Montevino Drive

Fraud

■ 10:41 a.m. on the 6700 block of Menlo Court

Holiday Fund

Each year, the Pleasanton Weekly Holiday Fund raises money to support programs and services that care for local families and children in our community. The Holiday Fund partners with the Silicon Valley

Community Foundation, which handles all finances, so every dollar of your tax-deductible donation goes directly to the 12 local nonprofits with no administrative expenses.

This year's Holiday Fund recipients that will share in fund contributions are:

Agape Villages Foster Family Agency finds stable homes and a loving environment for abused and neglected children throughout 14 counties in Northern California, including here in Alameda County.

Axis Community Health is the Tri-Valley's sole provider of medical and mental health services for individuals and families who have a low income or who are uninsured. It serves more than 14,000 members of our community.

Hope Hospice provides ethical hospice care, transition services for those not eligible for hospice, bereavement support for adults and children and end-of-life education to Tri-Valley families, regardless of insurance or income status.

Open Heart Kitchen is the largest hot meal pro-

gram of its kind in the Tri-Valley feeding the hungry every weekday at multiple locations.

Pleasanton Partnerships in Education (PPIE) Foundation is an organization that has a collaborative relationship with the Pleasanton Unified School District and contributes to the needs of Pleasanton students and educators.

REACH (Resources Education Activities Community and Housing for special adults of the Tri-Valley) offers education programs, activities, resources and housing opportunities for adults with developmental disabilities.

Sandra J. Wing Healing Therapies Foundation provides local cancer patients with complementary therapies to help alleviate the side effects caused by radiation and chemotherapy.

Senior Support Program of the Tri-Valley serves seniors over 60 in the communities of Pleasanton, Livermore, Dublin and Sunol to promote independence, safety and well-being, preserve dignity and

improve quality of life.

Sunflower Hill is working to create a sustainable residential community for individuals with special needs, similar to senior living facilities.

Tri-Valley YMCA aims to strengthen the local communities through youth development, healthy living and social responsibility.

ValleyCare Charitable Foundation plans to use its contribution from the annual campaign to help fund state-of-the-art health care technology, facilities, various clinical programs and services at Stanford Health Care-ValleyCare.

Valley Humane Society rescues and rehabilitates companion animals, champions responsible caretaking, shares pets' soothing affections with people in need of comfort, and supports and preserves existing pet-guardian relationships.

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As of January 2, 284 donors have contributed \$69,592 to the Pleasanton Weekly Holiday Fund.

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Axis Community Health Hope Hospice	Senior Support Program of the Tri-Valley
Open Heart Kitchen	Sunflower Hill
Pleasanton Partnerships in Education (PPIE) Foundation	Tri-Valley YMCA
REACH for Special Adults of the Tri-Valley	Valley Humane Society
	ValleyCare Charitable Foundation

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Work continues on first three floors of Workday's new six-story corporate headquarters building under construction on Stoneridge Mall Road. The facility will be completed in early 2019.

Pleasanton 2018

Another year of new highs in city revenue, property valuations, household income, housing prices

Story and Photos by Jeb Bing

New records set last year continue to soar unabated in Pleasanton as 2018 gets underway.

Starting the new year, Pleasanton saw a 3.9% growth rate over last year with a current population estimated at 82,270.

The city's general fund revenues came in at \$115.7 million, a 3.6% increase over the \$111.7 million realized in the 2015-16 fiscal year.

At approximately \$145,000 in median household incomes, Pleasanton now ranks near the top among U.S. cities with populations from 65,000 to 249,999 and has been named the country's third wealthiest city in terms of earnings in its category.

Median home prices are now \$1,090,000, which is \$246,000 or 29% greater than they were in 2005, the highest pre-recession year for Pleasanton's home values.

Although not the third largest city in Alameda County, Pleasanton starts the year with the third highest property valuation in the county, ranked behind only the much larger cities of Oakland and Fremont.

Pleasanton's unemployment rate stands at 3.3%, down from a high of 8.8% in 2010. Office vacancies

are 6.3%, down from a high of 18.5% in 2011.

The city's general fund finished the 2016-17 fiscal year with a nearly \$6.5 million surplus due to higher revenues and lower expenditures than originally estimated. The extra funds are being allocated this year to the workers compensation reserve (\$1 million) with the remainder split evenly into general fund reserves, pre-fund pension liability and capital improvement program reserves.

Two major matters for Pleasanton in 2018 are the construction of a new Costco membership store on the city's northwest side and the ongoing construction of a new headquarters building for Workday on Stoneridge Mall Road, which, at six stories, will be the city's tallest building when it is completed next year.

Costco

A civil petition filed by Pleasanton Citizens for Responsible Growth, spearheaded by former City Councilman Matt Sullivan, which could block the Costco plan, is scheduled to be heard in Alameda County Superior Court early next month.

The lawsuit challenges the

Pleasanton City Council's environmental clearances that would allow Costco, two hotels and other businesses to be built on a 40-acre commercial site on Johnson Drive. If the petition is denied, it's expected Costco will start building later this year and open for business in 2020.

Workday

A new six-story corporate headquarters building is under construction by Workday at 6110 Stoneridge Mall Road, next to the BART parking garage for the West Pleasanton/Dublin station and across from Stoneridge Shopping Center.

When completed in early 2019, the new architecturally striking, 410,000-square-foot building will be Pleasanton's tallest office building, accommodating an estimated 2,000 employees, including many of Workday's software developers and a new customer center.

A multi-story parking garage for employees is under construction on the Interstate 580 side of the new building.

Workday corporate communications representative Allison Kubota points out that the company's properties are an extension of its culture.

"For example, our properties use our Workday brand colors on walls and furniture," she said. "We have cloud-like walls that include different words, supporting our culture and core values."

Last year, Workday bought the office building at 5928 Stoneridge Mall Road and the adjacent former Safeway headquarters building.

More than 3,100 employees now work for Workday in Pleasanton, a fast-growing on-demand financial management and human capital management software company

founded by CEOs Dave Duffield and Aneel Bhusri in 2005. Workday has its roots in the former PeopleSoft company that was acquired by Oracle, also one of Pleasanton's largest companies.

Workday also is funding a new joint BART/Pleasanton police service center on the ground floor of the BART parking garage to support law enforcement efforts.

"Workday's general confidence in Pleasanton and its investment in this area of the city has served as a catalyst for additional



Once home to the former Panda and Joy China restaurants, this building at 30 W. Angela Sidetrack, a family-style restaurant and bar that will open this summer.

redevelopment,” said Nelson Fialho, Pleasanton’s city manager.

“For example,” he added, “investors purchased the adjacent Sheraton hotel at 5990 Stoneridge Mall Road in mid-2017 with plans to renovate the property under the Marriott hotel flag in 2018 to leverage the travel activity created by Workday’s training programs.”

Stoneridge Shopping Center

Workday’s investment, the new police substation and increased commuter traffic at the west BART station may also affect future development plans for Stoneridge Shopping Center.

Representatives of the mall’s owner, Simon Properties, have made overtures about pursuing expansion plans already approved by the city with more retail, entertainment, parking and even some compatible housing developments.

These could be on the Workday building side of the mall with the possibility of relocating Nordstrom to the Sears store side of the center.

“The good news for 2018 is that in its most recent announcement of more store closings, the two Macy’s stores at Stoneridge were not on the list,” Fialho added.

Plus, Simon’s interest in expanding the mall shows that Stoneridge is still on Simon’s investment list, along with the San Francisco Premium Outlets in Livermore, which it also owns.

Pacific Pearl

Across town at Stoneridge Drive and El Charro Road, the new Pacific Pearl Asian-focused community shopping center will officially open in late spring.

Developers say the Pacific Pearl center will meet demand from the growing number of Asian-Americans living in and near the Tri-Valley. Asian-Americans make up 30% of the population living within 10 miles of the site, according to the developer.

The 112,000-square-foot shopping center, owned by Blake/Griggs Properties, Inc., and managed by Vestar, will cater to a wide array



85°C Bakery Cafe is now open in the Pacific Pearl Center at Stoneridge Drive and El Charro Road.

of customers and tastes, with its tenant mix curated to serve Pleasanton’s growing Asian community.

The center, already 100% leased, will be anchored by 99 Ranch Market. Its 85°C Bakery Cafe is already open.

Downtown

Although the Pleasanton Downtown Association canceled its long-running 1st Wednesday Street Parties event series, a new calendar of special events will keep the downtown and PDA’s 600-member businesses active in 2018.

The St. Patrick’s Day Brew Crawl will be held on March 17, followed by the Easter-time Bunny Hop scavenger hunt on March 31. The always-popular Wine Stroll will be held earlier this year and on a Saturday evening, May 19.

Also planned for July is Spoonful, a spinoff of Forkful held last fall. It will be a culinary event where participants walk to various restaurants for a taste of different cuisine, along with a beer or wine sampling.

“The PDA will also spend a good part of this year planning and preparing for a large festival that we’ll basically do in the summer of 2019,” said Laura Olson, PDA’s executive director. “I don’t have a lot of details yet, or dates. But we plan to make this a really great

weekend festival.”

Also downtown, a new two-story restaurant is under construction at 725 Main St., being developed by Robert Dondero, who lives in Pleasanton. An operator for the restaurant and the type of food it will serve has not yet been announced.

Café Main at 401 Main St. has been sold. Olson said a new breakfast/lunch café will open there this spring with changes to the building to accommodate more diners.

Across Angela Street, a new restaurant called Wildwood will open soon in the space where High Tech Burrito once was. It will feature California-Mexican cuisine in a casual setting.

Color Me Mine will move out of Stoneridge Mall and back onto Main Street this month, replacing Berry Patch, which closed last October when owner Liz Gauvette retired.

“This is a great place for people to hone their pottery skills and then have their creations put in a kiln and glazed,” Olson said.

Sidetrack, another new restaurant, will open this summer once the former Panda and Joy China restaurants building is rebuilt at 30 W. Angela St. It will feature family-style cuisine during the day and a full bar during dinner and for late-night entertainment.



Café Main at 401 Main St. is now closed with a new breakfast/lunch café scheduled to open there this spring.

“We always have a tremendous amount of interest in our downtown from potential business owners,” Olson said. “The trick is to make the perfect match with the right space and the right business.”

Civic Center/ Downtown Specific Plan Update

Gerry Beaudin, director of the city’s Community Development Department, is spearheading a task force that is expected to complete a rewrite of Pleasanton’s Downtown Specific Plan this summer. The new plan will better dovetail with the city’s General Plan and will also make recommendations on the redevelopment of the current Civic Center site.

Beaudin said a key mission of the task force is to mesh downtown development plans with those by the city to relocate the Pleasanton civic center, police station and library to Bernal Community Park from their current site between Main Street and Bernal and Old Bernal avenues.

That would make the current site available for sale for private development to help pay the costs of building a new civic complex.

The task force recommendations will go to the City Council later this year, which will decide whether to

take the plan to voters in a special election next year or wait until 2020.

Beaudin said work will continue this year on other city priorities, including:

- Final planning for an 87-home development at Stanley Boulevard/First Street, with a 1.64-acre portion reserved for Sunflower Hill, a residential complex for special needs adults.
- Construction of the second phase of Kottinger Gardens senior housing.
- Continuing to move forward with design, construction and technology improvements that improve traffic circulation.

Housing

On the development front, new housing construction has slowed with most of the high-density units required by a court order and the state now built and occupied.

Still, several projects will get underway or be completed this year, including:

- A 36-home development on a 9-acre Valley Trails site where the Evangelical Free Church will be torn down.
- Completion of 43 homes on 19.9 acres of Lund Ranch II, a 194-acre site in the southwest corner of the city, with the rest of the land designated permanent open space for public use.

More housing development still could come. The state legislature introduced 130 bills last year to require more housing to meet California demands, especially for so-called affordable housing.

“Fifteen of those got signed into law by Gov. Jerry Brown,” said Scott Raty, president of the Pleasanton Chamber of Commerce. “Most of them won’t do a darn thing to make housing more affordable.”

“Still, I think the challenge will be for municipalities to provide their share of affordable housing,” he added. “We have to make sure our planning takes into consideration this challenge.” ■



St. is being rebuilt for



Expansion plans are under consideration at Stoneridge Shopping Center that could involve the Nordstrom site with more retail, entertainment, parking, housing to fill the area down to Stoneridge Mall Road.



City finance director Tina Olson and Gerry Beaudin, the city’s community development director, at Chamber of Commerce presentation on Pleasanton’s Civic Center plans.

By JULIE TESTA

Who benefits from proposed costly redevelopment of Civic Center site?

Pleasanton residents should consider carefully the proposed changes to our current Civic Center site, the home of our city hall, library and police station. Benefits to our community are few and at too high a cost in both dollars (\$200 million plus public subsidies) and negative impacts (housing, water, school overcrowding, traffic).

There are aspects of the Downtown Specific Plan update process I look forward to seeing implemented, but the agenda for our Civic Center site and Bernal property is alarming.

Today's cost estimate of relocating city offices, police station and library to Bernal is over \$200 million.

The Bernal property (vacant land next to the new Bernal sports fields) was protected for citizen amenities in a hard-won negotiation. Currently, the proposed uses of city offices/police station are illegal

without a vote of residents to allow a change of land-use. Restrictions were put in place to preserve this land for us; we should not give it up without great benefit to residents.

For a decade, we were told moving the police station was "cost prohibitive"; conveniently, it can now be moved to free up the site for residential development. It is stated there is nothing inadequate about the current 30-year-old police station — "moving it is a land-use decision" to redevelop the site. Selling the land to developers does not offset the cost of this expensive project that offers little benefit to residents.

The redeveloped site (after razing the current buildings) is marketed as an "Arts & Cultural Square," but instead of a plan filled with citizen amenities and enticements, it is residential/office space. Where we currently enjoy our lovely library with the statue of a family frolicking

on the green lawn, could be four stories of mixed-use residential/office complex or a parking garage to support that complex.

A proposed hotel is not a resident amenity, yet it was given the premier location at the entrance to Main Street and will require public subsidies. A proposed theater is a placeholder; it has been determined that demand for another theater is already over-saturated, so it would also require public subsidies.

A crumb is being thrown to residents with the public square, which given the location seems intended to serve the residential/office complex. The pressure to allow additional housing and increased building height downtown is extreme. The resident response has been a clear no, but the city agenda incorporates housing and increased building height regardless.

City staff stated the "Arts & Cultural Square" is not a plan

but an example vision — "the market will drive the uses on the redeveloped site." Residential holds the highest development value; we're told to be receptive to more residential in order to reduce public subsidies. This means this vision opens the door to even more housing.

This proposal is a tremendous expense to taxpayers: more impact on water, traffic, schools and loss of our protected Bernal property, with benefit to future developers but little benefit to residents. I support an improved library and town square, but they should not be held hostage to so many costly and negative impacts. ■

Editor's note: A 30-year Pleasanton community advocate, Julie Testa is a former member of the Pleasanton Human Services Commission and has participated on various budget committees and planning task forces.



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The Pleasanton Weekly is published every Friday by Embarcadero Media, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566; (925) 600-0840.

Mailed at Periodicals Postage Rate, USPS 020407.

The Pleasanton Weekly is mailed upon request to homes and apartments in Pleasanton. Community support of the Pleasanton Weekly is welcomed and encouraged through memberships at levels of \$5, \$8 or \$10 per month through automatic credit card charges. Print subscriptions for businesses or residents of other communities are \$60 per year or \$100 for two years. Go to www.PleasantonWeekly.com to sign up and for more information.

POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566.

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THE CITY OF PLEASANTON

UPCOMING MEETINGS

City Council
Monday, January 16, 2018 at 7:00 p.m.
Council Chamber, 200 Old Bernal Ave.

- Review of Owens Drive Traffic Circulation
- Presentation and discussion of proposed Johnson Drive Economic Development Zone Transportation Fee

Economic Vitality Committee
Thursday, January 11, 2018 at 7:00 p.m.
Operation Services Center, 3333 Busch Rd.

- City Finances and Revenue Impacts from Commercial Sector

Housing Commission
Thursday, January 18, 2018 at 7:00 p.m.
Council Chamber, 200 Old Bernal Ave.

- Please visit our website at www.cityofpleasantonca.gov to view information regarding this meeting

To explore more about Pleasanton, visit us at www.cityofpleasantonca.gov

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Send a Letter to the Editor to Editor@PleasantonWeekly.com or put your opinion on Town Square at www.PleasantonWeekly.com. Letters must be 250 words or less.

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PAUL KRATTER

Bill Cone, co-founder of the Granite Group, is one of the 26 artists whose "en plein air" work is on display in the Harrington Gallery.



Kim Lordier's "Ediza Morn" is part of the Harrington Gallery exhibit on display until Feb. 17.

CONTRIBUTED PHOTO



PAUL KRATTER

Millbrae artist Kim Lordier has also joined the annual trips to paint in the Eastern Sierra.

'En plein air' exhibits come to the Firehouse

Painting expeditions in the Sierra, watercolors from Jade Fon enthusiasts on display

By ERIKA ALVERO

Thirteen years ago, two friends from Moraga trekked to the eastern Sierra Nevada mountains with camping gear on their backs and paintbrushes in hand.

Paul Kratter and Bill Cone, both avid outdoorsmen and illustrators at the time, wanted to pass time in the mountains, just focusing on their painting. They invited some fellow artists to join — just artists, Kratter said. They didn't want to end up distracted following the fish, for example, which might happen if they included fishing fans in their group.

They hired a cook and stayed put for a week.

"It's really immersing yourself in the environment," said Kratter, a Bay Area native.

This adventure became an annual summertime tradition, and they came to call themselves the "Granite Group" — so-dubbed because the

Sierra are made of granite. And over a decade later, a collection of the group's artwork is now the subject of an exhibit at the Harrington Gallery at Pleasanton's Firehouse Arts Center.

The exhibit is called "En Plein Air," a French phrase that refers to painting outdoors in the daylight. The display will include artwork from 26 artists who have joined Kratter and Cone on their expeditions, along with additional materials collected from the treks like sketch books.

This particular display will be featured in the Harrington Gallery, while another collection — watercolors in the "en plein air" style — will adorn the hallways at the downtown arts center. The watercolors were created by students and fans of the late watercolor artist Jade Fon, who have continued to paint together in his tradition.

Both exhibits officially open to the public today, following last night's

opening reception at the Firehouse.

The artists from the Granite Group have morphed over the years, but Kratter and Cone have remained constants. They always go in mid-August for about six days, Kratter said, and usually bring about eight artists — and a few pack mules to carry their gear.

They've traveled around the Sierra for their treks, though they have returned to some of the same sites multiple times. This year they spent a week at Gem Lake, near Mammoth Mountain.

Painting subjects vary. "As much as the mountains are the calling card," Kratter said, sometimes artists choose to focus on coffee pots on the pack mules. The all-encompassing experience.

By remaining in one place for several days, the artists are able to dive into the landscape on a micro and macro level.

"Because you're in one place for six days, you really get to know the area," Kratter said.

It teaches them to work fast too, in a landscape where scenic moments are more ephemeral than within a contained studio.

"There's nothing like standing somewhere — especially in the mountains — and seeing the first light come up and light the mountains," Kratter said. But a sunrise is fleeting, and after about 15 minutes, the rosinness fades to a more brownish hue, he said.

"(Nature) is temporary," added Cone, who works as a production designer at Pixar Animation. "The light is changing, you're trying to capture something that is constantly moving."

Trying to capture the complexities and fluidity of nature on paper is an "almost futile" task, he said. But it's one that has helped him in his current profession, as he works on set design for Pixar movies.

"You're forced to look for patterns and break things down in a time constraint," Cone said. "It helps you understand what's important in a painting."

The Jade Fon exhibit is also "en plein air," mostly comprised of

watercolor pieces. Fon was a renowned watercolor artist and taught at Diablo Valley College, among other places. He was nationally recognized for his popular Asilomar Watercolor Workshops, which he conducted for over two decades in Pacific Grove, in Monterey County.

The Firehouse display will feature the artwork of 11 Jade Fon enthusiasts, including his former associate and partner Pam Della and local Pleasanton artist Charlotte Severin.

The Granite Group exhibit will be on display until Feb. 17, and the Jade Fon enthusiasts collection until Feb. 14.

Kratter and Cone will be presenting a dual painting demo and guided exhibit walk-through next Saturday (Jan. 20) from 11 a.m. to 1 p.m., and a special youth event "The Outside Arts" will take place on Feb. 8 from 4:30-5:45 p.m., costing \$15 for residents and \$18 for non-residents.

Regular gallery hours are Wednesdays through Fridays from 12-5 p.m. and Saturdays 11 a.m. to 3 p.m. in the Firehouse Arts Center, 4444 Railroad Ave. in downtown Pleasanton. Donations are always appreciated. ■



CONTRIBUTED PHOTO

"Under the Pepper Tree" by Catherine McCargar joins a collection of watercolors in the Firehouse hallways.



CONTRIBUTED PHOTO

Geri Keary's "Stoney Ford in Fall" is another watercolor on show as part of the Jade Fon enthusiast collection, which will run until Feb. 14.



PAUL KRATTER

Berkeley artist Ernesto Nemesio has trekked to the Sierra with the Granite Group to paint "en plein air."

Choral groups holding auditions

Try out for Valley Concert Chorale, Harmony Fusion Chorus

By JEREMY WALSH

Two chorale groups with strong Tri-Valley ties are recruiting for new singers later this month.

The Livermore-based Valley Concert Chorale is holding auditions during the next two weeks while the Harmony Fusion Chorus — formerly Harmony Crossroads Chorus of Pleasanton — is hosting an open rehearsal night for prospective members Jan. 29.

With a presence in the Tri-Valley for more than 50 years, Valley Concert Chorale performs a wide variety of music ranging from classical to contemporary, and folk to jazz, reps said. They are looking for experienced singers with sight-reading skills who enjoy singing exciting and challenging music.

Auditions will be held by appointment the next two Mondays (Jan. 15 and 22) for the group's 2018-19 season, which will feature a winter concert in March ("The Eternal Rose" with Lauridsen's Lux Aeterna and Elder's Requiem) and a spring show in May ("A Rose for Love" with Brahms' Liebeslieder Waltzes and Gypsy Songs, and the witty P.D.Q. Bach's Liebeslieder Polkas just for fun).

To schedule an audition, call 736-9731 or visit www.valley-concertchorale.org. Auditions, like rehearsals, are held at First Presbyterian Church of Livermore at 2020 Fifth St.

Meanwhile, the Harmony

Fusion Chorus, an award-winning women's cappella barber-shop show chorus, will host a special open rehearsal night to welcome new singers of all ages, backgrounds and cultures on Jan. 29.

"We are looking to add to our chorus of women who love to sing and are enthusiastic about performing, competing and improving their vocal skills," membership chair Joanne Morrison said. "If you have a good ear for music, we want you. Sight-reading music is not required. We have many methods for learning our songs."

"We are especially interested in attracting singers from the East Bay's many cultural communities," Morrison added. "We strive to expand the diversity of our chorus, reaching out to singers of all ages, ethnicity and backgrounds."

The Jan. 29 rehearsal will begin with a meet-and-greet followed by vocal warmups when visitors are invited up on the risers among chorus members, according to Morrison. Visitors will learn to sing "tags" — the last two phrases of a song in true barbershop style.

The open rehearsal is set to run from 7-10 p.m. at the Hill and Valley Women's Club in Hayward at 1808 B St.

For more information, contact Joanne Morrison at 373-0210 or visit www.isingharmony.com. ■



CONTRIBUTED PHOTO

Acoustic bluegrass show next Friday

The Special Consensus — perhaps better known as Special C — will bring their special brand of acoustic bluegrass music to the Firehouse Arts Center in downtown Pleasanton next Friday (Jan. 19) at 8 p.m. The Grammy-nominated four-man group, celebrating their 42nd anniversary this year, performs bluegrass in classic vein, with modern edge, strong vocals and boundless energy. Tickets are \$15 to \$25; available at www.firehousearts.org, 931-4848 or at the center theater box office, 4444 Railroad Ave.

Tamriko onstage in Winter Classical Concert

Pianist, guitarist teaming up to benefit Pleasanton schools

By DOLORES FOX CIARDELLI

Pleasanton's own Tamriko Sipsrashvili on piano and Ian Rowe on guitar will take listeners on a journey from baroque music to the romantic works of Italian and Spanish composers at the fourth annual Winter Classical Concert to support arts in the schools, on Jan. 27.

"The wonder and magic of this music will lift your spirit and refresh the heart," said Dave Wright, chairman of the Pleasanton Cultural Arts Council event.

Sipsrashvili will perform one solo, Bach's "Chanconne," and Rowe will perform a solo from Torroba,

selections from "Castles of Spain." The rest of the program will be the two renowned musicians together with selections from great Italian and Spanish composers Vivaldi, Rodrigo, Carulli and Boccherini.

"This program will appeal to the young at heart, from the lilting dance of the espanoleta to the folk melodies which capture the soul of Spanish music," Wright said. "For that reason, we expect a number of young people to attend the concert."

That seems appropriate, he added, since proceeds from the concert will benefit PCAC's Arts in the Schools programs.

At age 5, Sipsrashvili entered the Special Music School for gifted children in her home city of Tbilisi, Georgia, one of only four such schools in the Soviet Union. At 17, she was accepted into the Moscow Conservatory of Music, graduating in 1985. That year she placed first in the Robert Schumann International Competition for pianists in Zwickau, Germany, where her photo is one of five pianists hanging in the Schumann home.

Her international career followed, with concerts throughout Europe and South America before she moved to Pleasanton in 1995, where she opened Inspire Academy of Music and Arts and began performing to benefit arts in the schools. She is best known for her romantic repertoire, especially that of Schumann, and has recorded with Nimbus Records.

Rowe began his studies at age 10 in Honolulu and was the youngest player to gain entrance to Punahou School, the oldest young-artist program in Hawaii. He accepted a scholarship to the University of Redlands and became the youngest guitarist to perform at Aspen Summer Music Festival.

In 2016, Rowe completed his graduate studies at the San Francisco Conservatory of Music. He



PCAC

Renowned Pleasanton pianist Tamriko Sipsrashvili (right) and guitarist Ian Rowe.

has toured extensively, including a 19-city tour of China, concerto performances with the San Francisco and Berkeley symphonies, and collaborating with Sipsrashvili.

The Winter Classical Concert takes place at 8 p.m., Jan. 27, at the Amador Theater, 1155 Santa Rita Road. Tickets are \$35 for adults; \$30, seniors; and \$20, students, with a 15% discount for group sales of 10 or more. Go to www.firehousearts.org/events, call 931-4848, or purchase at the Firehouse Arts Center box office, 4444 Railroad Ave.

Arts — a good cause

Last year, Pleasanton Cultural Arts Council donated \$14,000 to support the visual arts program and the music program in the Pleasanton schools.

A \$3,500 contribution to the media arts program at Harvest Park Middle School enabled the purchase of a 27-inch iMac and two SonyFDR X3000 Action Cameras. These donations allowed 65 students to be trained on Final Cut Pro and edit their closed circuit broadcasts to the student body.

PCAC also donated \$1,500 for visual art supplies to Village High School, which had a considerable shortage.

"I stayed in school only because of art," one student said. "Art at Village High is what saved me. Now I'm attending Las Positas College." ■

4th Annual Gala

TAILS at TWILIGHT

supporting Valley Humane Society

Friday, March 2

6-11 pm

Palm Event Center,
Pleasanton

Kick up your heels
at this lively
Western soirée!

Rustle up tickets
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PLEASANTON PREPS

By DENNIS MILLER



Pleasanton teen soccer star signs with San Jose Earthquakes

Also: Split week for Foothill boys basketball, Amador wrestling takes third

The San Jose Earthquakes have signed Pleasanton teenager defender Jacob Akanyirige to a “homegrown player” contract.

He became the youngest-ever signing by the Earthquakes, the third-youngest player currently in Major League Soccer and the eighth-youngest to ever sign a pro contract in league history when he inked the deal last month.

“Jacob has shown an incredible amount of potential at such a young age,” Earthquakes general manager Jesse Fioranelli said in a press release after the signing Dec. 15. “We challenged him to play above his age this year and were impressed by his maturity and technical abilities. We are confident he will continue to develop

with regular First Team training exposure.”

Akanyirige, now 16, joined the Quakes’ U-15 squad ahead of the 2016-17 academy season from the Ballistic United Soccer Club. He has been competing for the U-19s in 2017-18, despite being age-eligible for the younger U-17s.

The Pleasanton native becomes the fourth homegrown player signing in San Jose’s history, and first directly from the team’s academy — after midfielder Tommy Thompson ahead of the 2014 season, defender Nick Lima ahead of the 2017 season and goalkeeper JT Marcinkowski last month.

Akanyirige was also named one of 18 United States Youth National Team players to watch in 2018 by

TopDrawerSoccer. He was recently among 153 players called to the youth national team summit in Lakewood Ranch, Fla., marking his first-ever international call-up.

Here’s what TDS had to say about him:

“Akanyirige went from off-the-radar to homegrown signing to U.S. U18 Men’s National Team call-up in a period of a month. The defender has been a key player for the Earthquakes U18/19 team during the Development Academy season. If he can continue to impress, he could be in for a big year in 2018.”

Foothill boys basketball

The Falcons opened the East Bay Athletic League season with a 57-49 at Granada on Jan. 3.



SAN JOSE EARTHQUAKES

Jacob Akanyirige, a 16-year-old defender from Pleasanton, has signed with the hometown MLS team, the San Jose Earthquakes.

Amador wrestling

The Amador Valley wrestling team took third place out of 31 teams on Saturday at the Cupertino Bianchini Tournament.

Tourney champion Gabe Alviar led the way, winning the title by racking up three pins. Third-place finishers for the Dons were Jackson Butler and Chris Reese. Devon Dyliacono, and Kyle Jordan rounded out the top performances for the Dons by finishing fourth. ■

Dennis Miller is a contributing sports writer for the Pleasanton Weekly. To contact Miller or submit local high school sports scores, game highlights and photographs for his weekly Pleasanton Preps column, email him at acesmag@aol.com.

Sweeney steps down as Foothill football coach

Time was right to retire from gridiron sidelines, longtime coach says

By DENNIS MILLER

Saying it was just time, Foothill High School football head coach Matt Sweeney stepped down Tuesday after 31 years of coaching on the gridiron.

“I’m in a place where I feel I just don’t have the energy to keep giving to the program,” Sweeney said. “I was getting to the point where I was thinking about cutting corners and that’s not fair to the guys.”

Being a coach as successful as Sweeney is not a 9-to-5 job. During the season, following Friday night games, Sweeney was back in

his office at Foothill watching film at 4:30 a.m.

“I just wanted to give us the best chance to win,” he said.

Sweeney coached Foothill to a 7-3 regular season in 2017. The Falcons earned an opening-round win over James Logan in the North Coast Section tournament before their season came to an end with a second-round loss to San Leandro.

Sweeney had the feeling he was close to stepping down roughly eight years ago, but it wasn’t until about midway through this season where the feeling became so strong

that he needed to act on it.

“I told my wife I wanted to wait until the holidays were over to see if I felt any different,” Sweeney said. “I have to be honest, this might have been the most relaxed holidays I have ever had because I knew it was time to step down.”

It was also during the holidays that Sweeney’s wife Trish knew he was serious.

“I told Trish I wanted my own set of golf clubs for Christmas,” Sweeney said with a laugh. “I have never had my own set before, so we went out and got them. She looked at me and said, ‘Now I

know you are stepping down.’”

Sweeney also coaches the Foothill softball team and plans to

remain in that position going forward. The Falcons (26-4) won the NCS championship last season. ■

PFLL hosting T-Ball open house

Follows makeup evaluations for older divisions

By JEREMY WALSH

Pleasanton Foothill Little League is set to hold its first-ever T-Ball open house this Saturday to bring young kids and their parents together to learn more about participating in youth baseball’s starter division.

The open house, set for 1-2 p.m. at Bernal Community Park, gives children 4 to 6 years old the chance to practice batting and catching ahead of this spring’s T-Ball season. Parents can learn more about Little

League and volunteer coaching. All equipment will be provided.

PFLL still has registration open for T-Ball and Farm divisions for the 2018 season. Sign up through Jan. 31 at pflonline.org.

The T-Ball open house will follow makeup evaluations for players in AA, AAA and Majors divisions earlier Saturday morning.

League officials said players should practice before the tryouts, which are their last opportunity to show off

their skill set ahead of the 2018 season. The league draft will ultimately determine at which level children will participate. Registration required for evaluations, on the PFLL website.

The evaluations are set for 9:30-11:30 a.m. Saturday at Stanford Children’s Hospital Stadium Field at the Patenco Sports Complex at Bernal Community Park. The T-Ball open house is at the same venue. Players should arrive 15 minutes early to sign in. ■

Thank You for Voting Us "Best Barbershop"

Cosmo's Barber Shop now has a second location. **Cosmo's 2 Custom Barber & Beauty Shop** is now open at 2739 Hopyard Road in Pleasanton (formerly "Shear Cuts") in the Gene's Fine Foods Shopping Center. We specialize in haircuts and styles for men, women and children.

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Boy's Under 12....\$10	Flat Top\$14	Girls Under 12..... \$12 & Up
Senior Citizens.....\$10	Men's Color	Senior Citizens..... \$12 & Up
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Shave.....\$20	Color Only.....\$35	

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925-462-0123

Theater

NOISES OFF Noises Off, Jan. 27 through Feb. 11, 8 p.m. Called the funniest farce ever written, Tony Award-winning Noises Off presents a manic menagerie as a cast of itinerant actors rehearsing a flop called Nothing's On. Doors slamming, on and offstage intrigue, and an errant herring all figure in the plot of this sexy, hilarious and classically comic play. Firehouse Arts Center, 4444 Railroad Ave. www.firehousearts.org.

Concerts

FLEETWOOD MASK Fleetwood Mask performs the best of Fleetwood Mac and even a few early gems that harken back to the Mac's early days as a British blues band. Personally endorsed by Mick Fleetwood because of the passion and style of Mask's live performances. Saturday, Jan. 13 at 8 p.m. and Sunday, Jan. 14, 2:00 p.m. Tickets \$25-\$35. Purchase at: www.firehousearts.org, 931-4848, or at the Box Office. Firehouse Arts Center, www.firehousearts.org.

THE SPECIAL CONSENSUS The Special Consensus: Bluegrass with attitude. "Special C" proudly celebrates their 42nd anniversary this year. The 2012 Grammy-nominated acoustic bluegrass band returns to the Firehouse on Friday, Jan. 19, at 8 p.m. Four-man bluegrass in classic vein, with modern edge, spotless vocals, and boundless energy. Tickets \$15 - \$25; available at www.firehousearts.org. call 931-4848, or at the center Box Office, 4444 Railroad Ave.

Talks & Lectures

AMADOR VALLEY QUILTERS MEETING Jennifer Dick, a Missouri quilter, teacher, and author will present the lecture "Stories in Stitches" at the Jan. 13 meeting of the Amador Valley Quilters. The lecture will feature 25 vintage quilts included in the 2010 Cass County Quilt Documentation Project. Live models of some of these projects will be available for viewing. The Amador Valley Quilters meet on the second Saturday of every month from 1:30 to 4 p.m. at Pleasanton Middle School. Guests are welcome. Pleasanton Middle School, 5001 Case Ave.

Fundraisers

LIONS ANNUAL CRAB FEED FUNDRAISER Pleasanton Lions Annual Crab Feed Fundraiser, Saturday, Jan. 20, 5:30 p.m., Alameda County Fairgrounds, Young California Bldg. Each year we host this fantastic Crab Feed which is our main fundraiser. Attendees can count on an evening filled with an abundance of delectable all you can eat crab served chilled w/ cocktail sauce, green salad with shrimp, pasta, and dinner rolls. Doors open at 5:30 p.m.

Family

COMMUNITY EDUCATION SERIES Community Education Series is presented by the City of Pleasanton in partnership with the Pleasanton Unified School District, and Pleasanton PTA Council. Are you wondering what to expect when you start High School in the Fall? We've got you covered. Join us for a panel discussion about real life concerns and solutions. Panelists include high school students, parents and administrator from PUSD. Wednesday, Jan. 17, 7 p.m. to 8 p.m., Pleasanton Library, 400 Old Bernal Ave. Free.

Food & Drink

BEER TRAIL Tri-Valley Craft Beer Trail. Five beer stops by Jan. 31 equals \$20 to Sunflower Hill. Visit Tri-Valley's seasonal beer trail passport is back. Through Jan. 31, beer-lovers can download a passport or pick one up at any stop on the Tri-Valley Beer Trail or Tri-Valley hotel, visit at least 5 out of our 22 breweries, taprooms or ale houses, and for every passport with five stamps that you turn in, Visit Tri-Valley will donate \$20 to Sunflower Hill, a local, nonprofit organization working to create a sustainable residential community for individuals with special needs. For more info, visittrivalley.com.

Health & Wellness

NATIONAL FEDERATION OF THE BLIND Tri-Valley Chapter of the National Federation of the Blind will be meeting from 1 p.m.-3 p.m., the second Saturday of each month at Valley Memorial Hospital, 1111 E. Stanley Blvd., Livermore, across the street from Trader Joe's. Any visually impaired or blind person is urged to attend. Call Carl at 449-9362.

AL-ANON AND ALATEEN Have you been affected by someone's drinking? Al-Anon and Alateen offer hope and strength for families and friends of problem drinkers. Contact 277-7661 or help@AlanonTriValley.org. Go to www.alanonTriValley.org. Pleasanton.

NATIONAL ALLIANCE ON MENTAL ILLNESS (NAMI) TRI-VALLEY

NAMI Tri-Valley Parent Resource and Support Group meets for parents with children to age 17 diagnosed or suspected of having bipolar or other mood disorders. It meets from 7 p.m. to 9 p.m. the third Tuesday of each month at Pathways To Wellness, 5674 Stoneridge Drive, Suite 114. The group is drop-in, no registration required and is free. For more information contact Marsha McInnis at 980-5331 or marsha@nami-trivalley.org.

EAST BAY ESSENTIAL TREMOR SUPPORT GROUP If you have recently been diagnosed with ET or would like to learn more about this common movement disorder in a safe and supportive environment, please

join us from 10 a.m.-noon on the third Saturday of each month, in Conference Room 112 at the Alcosta Senior & Community Center, 9300 Alcosta Blvd., San Ramon. For more information, view their blog at www.eastbayet.com or call 487-5706 or email eastbayet@comcast.net.

MOTHERS WITH A PURPOSE

Mothers With a Purpose meets at 7 p.m. on the second and fourth Thursday of the month at the Foothill High School Library, 4375 Foothill Road. Mothers with a Purpose was formed by local moms to offer support to families affected by addiction. Visit www.motherswithapurpose.org.

Lessons & Classes

LAWYERS IN THE LIBRARY Members of the Alameda County Bar Association visit the Pleasanton Public Library on the third Tuesday of each month to give free 15-20 minute consultations. Appointments are by lottery. Register from 5:30 p.m.-5:45 p.m.; names selected at 5:50 p.m. 400 Old Bernal Avenue. Call 931-3400, ext. 7. Pleasanton Library, 400 Old Bernal Ave.

PERSONAL TECHNOLOGY USER

GROUP The PT Users Group meets at 10 a.m. on the fourth Thursday of the month at the Pleasanton Senior Center, 5353 Sunol Blvd. The usual format is 2-3 presentations by various presenters. Topics include internet use, email, photos, security, help with Windows 7/8/10, smart phones, tablets. Cost is \$2.00 to \$2.50. Call 931-5365.

Sports

BICYCLE, PEDESTRIAN & TRAILS

COMMITTEE Advises Parks and Recreation Commission and City's Traffic Engineering Division on bicycle, pedestrian and trail related items. Committee reviews and prioritizes potential projects, provides input on policies related to bike ways and trails, and promotes community education. Next meeting, Monday, Jan. 22, 6:45 p.m., Pleasanton Senior Center, 5353 Sunol Blvd. www.cityofpleasantonca.gov.

Seniors

MEN OF BREAKFAST Join the Men of Breakfast or MOB at 8:30 a.m. on the first and third Tuesday of the month for a cup of coffee and friendly discussion at the Pleasanton Senior Center, 5353 Sunol Blvd. Bring a newspaper and whatever topics pique your interest. Call 931-5369.

FRIENDS OF THE PLEASANTON SENIOR CENTER 'NEWCOMER'S

WELCOME' Senior Center Newcomers Welcome: Are you new to Pleasanton or the Senior Center? Every second Wednesday of the month at 10:30 a.m. discover all the programs, classes, and services available to you. Your facilitator will take you on a tour of the

PET OF THE WEEK



ALLIE'S PALS

Trusting Toby

Toby is a big boy with a solid gold heart, an enthusiasm for the company of his favorite people and enormous paws. He's a polydactyl, meaning he's got extra toes on each of his feet, making his front paws look a bit like baseball gloves and his back feet resemble furry skis. Toby is trusting and loving, ready to give his heart to a new family. Toby is available for adoption through Allie's Pals Cat Rescue. Contact Terri at terrilduncan@yahoo.com or 487-7279.

Center grounds and surrounding Centennial Park. At the end of the tour you will receive a coupon for a free lunch at the Sage Cafe. For more information, call 931-5365. Pleasanton Senior Center, 5353 Sunol Blvd.

Business

ECONOMIC VITALITY COMMITTEE

MEETING Pleasanton is known as a city of planned progress, resulting in a community that successfully integrates a thriving residential population within a robust business environment. Companies choose Pleasanton for its competitive advantages as highlighted in our Pleasanton Economic Assets Report. Committee meets on the third Thursday of the month at 7:30 a.m., Remillard Conference Room, 3333 Busch Road. admin.cityofpleasantonca.gov.

Community Groups

PLEASANTON NEWCOMERS CLUB

Meet your Tri-Valley neighbors, have fun and learn more about our beautiful community. Open to new and established residents of the Tri-Valley. Activities include monthly coffees and lunches, day trips, games, book club, wine club, shared interest groups, community service, outdoor activities such as hiking, bocce, walking, and golf. For dates and times contact 215-8405 or pnewcomers@gmail.com. Go to www.PleasantonNewcomers.com.

PLEASANTON NORTH ROTARY

We meet every Friday for lunch 12:15 p.m. to 1:30 p.m. at Handles Gastropub, 855 Main Street. Learn more about us online at: www.pnr-rotary.org. Public Relations Contact: Stacey Blaney, 872-4036, stacey@denalidatasystems.com or call 519-0669.

ZONE 7 WATER AGENCY BOARD

MEETING The Board of Directors meets on the third Wednesday of each month at 7 p.m. at Zone 7 offices, located at 100 North Canyons Parkway in Livermore. Board meetings are open to the public. Community members may provide comment on any agenda item, and may address the Board about non-agenda items during

each meeting's Citizens Forum. Agendas are posted at least 72 hours prior to meetings.

ASSISTANCE LEAGUE OF AMADOR

VALLEY All ladies are invited to join this dedicated group of volunteers, reaching out to those in need in the Tri-Valley and having fun doing it. Meetings are at 7 p.m. on the third Thursday of the month at The Parkview, 100 Valley Ave. Contact 461-6401 or assistanceleagueamadorvalley@yahoo.com.

HACIENDA PARK TOASTMASTERS CLUB: GUESTS AND NEW MEMBERS

WELCOME All welcome. Improve public speaking, communication and leadership skills. Gain confidence through practice. Toastmasters.org. Join us 12 p.m. to 1 p.m. Thursdays at The Corrie Center, 7950 Dublin Blvd, 3rd Floor Conf. Rm., Dublin. HaciendaTM@gmail.com, or call 398-3257.

ITALIAN CATHOLIC FEDERATION

BRANCH 285 The Italian Catholic Federation, Branch 285, a social/philanthropic organization, invites those who love all things Italian to join for a potluck and guest speaker evening at 6 p.m. the third Friday of the month at St. Elizabeth Seton Church, 4001 Stoneridge Drive. Call Judy at 462-2487.

81ST AMERICAN LEGION

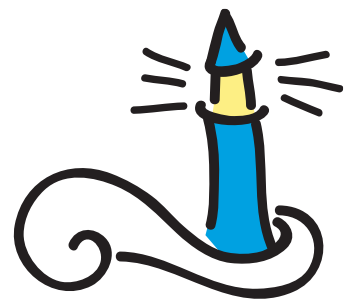
ORATORICAL CONTEST American Legion post 237 will host our Oratorical Contest on Saturday, Jan. 20 at the Veterans Memorial Building, 301 Main Street, at 1 p.m. Contest is open to all high school students, grades 9 thru 12. Participants must be US citizens and residents of California. See www.legion.oratorical.com for further information. Local prizes of \$250, \$150, \$100 and \$25. Contact Norman Houghton, 846-8725 or email norm4064@yahoo.com to enter.

PLEASANTON LIONS CLUB The Pleasanton Lions Club meets at 6:30 p.m. on the second and fourth Tuesday of the month at the Pleasanton Senior Center, 5353 Sunol Blvd. No dinner will be served. For more information visit pleasantonlionsclub.org.

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INDEX

- BULLETIN BOARD 100-155
- FOR SALE 200-270
- KIDS STUFF 330-355
- MIND & BODY 400-499
- JOBS 500-585
- BUSINESS SERVICES 600-690
- HOME SERVICES 700-799
- FOR RENT/ FOR SALE REAL ESTATE 801-899
- PUBLIC/LEGAL NOTICES 995-997

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715 Cleaning Services

Convenient Cleaning Need a thorough cleaning on an occasional or regular basis? 3 hr min for \$65/ will bring supplies. 13+ yrs exp in this area. Need References? Natalie 925-922-3920

751 General Contracting

A NOTICE TO READERS: It is illegal for an unlicensed person to perform contracting work on any project valued at \$500.00 or more in labor and materials. State law also requires that contractors include their license numbers on all advertising. Check your contractor's status at www.cslb.ca.gov or 800-321-CSLB (2752). Unlicensed persons taking jobs that total less than \$500.00 must state in their advertisements that they are not licensed by the Contractors State License Board.

757 Handyman/ Repairs

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

771 Painting/ Wallpaper

Brian Ward Painting INTERIOR & EXTERIOR. Kitchen Cabinets, Sheetrock & Texture Repair, Powerwashing, Lic 731462. Call 925-323-7833.

Real Estate

805 Homes for Rent

Menlo Park, 3 BR/2 BA Remodeled West Menlo Park 3 Bed, 2 Bath, Los Lomitas Schools, No Smoking or Pets, \$7,000.00 Mo. 650-851-4464

845 Out of Area

NORTHERN AZ WILDERNESS RANCH \$215 MONTH - Quiet secluded 42 acre off grid ranch set amid scenic mountains and valleys at clear 6,500. Borders hundreds of acres of BLM lands. Near historic pioneer town and large fishing lake. No urban noise & dark sky nights amid pure air and AZ's best year round climate. Evergreen trees/meadow blends with sweeping views across uninhabited wilderness landscapes. Self-sufficiency quality loam garden soil, abundant groundwater and free well access. Maintained road to property. Camping & RV's ok. \$25,900, \$2,590 down. Free brochure with additional property descriptions, maps photos, weather chart & area info. 1st United Realty 800.966.6690. (Cal-SCAN)

855 Real Estate Services

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890 Real Estate Wanted

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Legal Notices

995 Fictitious Name Statement

Citus Bi Information Consulting FICTITIOUS BUSINESS NAME STATEMENT File No.: 539339

The following person doing business as: Citus Bi Information Consulting, 3002 Calle De La Mesa, Pleasanton, CA 94566, Alameda County, is hereby registered by the following owner: Jianping Pan, 3002 Calle De La Mesa, Pleasanton, CA 94566. This business is conducted by an Individual. Registrant began transacting business under the fictitious business name listed herein Dec. 29, 2017. Signature of Registrant: Jianping Pan. This statement was filed with the County Clerk of Alameda on Dec. 29, 2017. (Pleasanton Weekly, January 12, 19, 26 and Feb. 2, 2018)

383 Media FICTITIOUS BUSINESS NAME STATEMENT File No.: 539120
The following person(s) doing business as: 383 Media, 7600 Dublin Blvd., STE 210, Dublin, CA 94568, Alameda County, is hereby registered by the following owner(s): Redblink Inc., 2406 Civic Ave., Hayward, CA 94542. This business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name(s)

listed herein. This statement was filed with the County Clerk of Alameda on December 21, 2017. Signature of Registrant: Pritpal Dhaliwal, President. (Pleasanton Weekly, January 12, 19, 26, and February 2).

SUPERHERO RESIDENTIAL FICTITIOUS BUSINESS NAME STATEMENT File No.: 539520

The following person(s) doing business as: SUPERHERO RESIDENTIAL, 53 VINTAGE CIRCLE, PLEASANTON, CA 94566, Alameda County, is hereby registered by the following owner(s): John Meredith, 53 Vintage Circle, Pleasanton, CA 94566. This business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk of Alameda on Jan. 4, 2018. (Pleasanton Weekly, Jan. 12, 19, 26 and Feb. 2)

KOJA KITCHEN CA15 FICTITIOUS BUSINESS NAME STATEMENT File No.: 539487

The following person(s) doing business as: KOJA KITCHEN CA15, 5252 DUBLIN BOULEVARD, DUBLIN, CA 94568, ALAMEDA COUNTY is hereby registered by the following owner(s): ORIGIN BAY LLC, 7172 REGIONAL STREET #156, DUBLIN, CA 94568. This business is conducted by A LIMITED LIABILITY COMPANY. Registrant has not yet begun to transact business under the fictitious business name listed herein. This statement was filed with the County Clerk of Alameda on JANUARY 3, 2018. SIGNATURE OF REGISTRANT: MARTIN CHOU, PRESIDENT. (Pleasanton Weekly, JANUARY 12, 19, 26 AND FEBRUARY 2, 2018)

MODERN ORACLE: PROFESSIONAL PSYCHIC ADVISOR & ENERGY HEALER FICTITIOUS BUSINESS NAME STATEMENT File No.: 539262

The following person(s) doing business as: MODERN ORACLE: PROFESSIONAL PSYCHIC ADVISOR & ENERGY HEALER, 4824 BERNAL AVENUE #C, PLEASANTON, CA 94566, ALAMEDA COUNTY, is hereby registered by the following owner(s): PAULA ESTRADA, 4824 BERNAL AVENUE #C, PLEASANTON, CA 94566. This business is conducted by an Individual. Registrant began transacting business under the fictitious business name listed herein ON 12/01/2017. This statement was filed with the County Clerk of Alameda on DECEMBER 27, 2017. SIGNATURE OF THE REGISTRANT: PAULA ESTRADA, OWNER. (Pleasanton Weekly, JANUARY 12, 19, 26, AND FEBRUARY 2, 2018)

GAUSSIAN GROUP FICTITIOUS BUSINESS NAME STATEMENT File No.: 539216

The following person(s) doing business as: GAUSSIAN GROUP, 3544 ROCCA COURT, PLEASANTON, CA 94588, ALAMEDA COUNTY, is hereby registered by the following owner(s): RAMESH PANWAR, 3544 ROCCA COURT, PLEASANTON, CA 94588, AND ELAINE PANWAR, 3544 ROCCA COURT, PLEASANTON, CA 94588. This business is conducted by A GENERAL PARTNERSHIP. Registrant has not yet begun to transact business under the fictitious business name listed herein. This statement was filed with the County Clerk of Alameda on DECEMBER 27, 2017. SIGNATURE OF REGISTRANT: RAMESH PANWAR, GENERAL PARTNER. (Pleasanton Weekly, JANUARY 12, 19, 26 AND FEBRUARY 2, 2018)



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Real Estate

OPEN HOMES THIS WEEKEND

Livermore

4 BEDROOMS
4192 Olmstead Way \$1,069,990
Sat/Sun 1-4 Mike D'Onofrio 463-9500

Pleasanton

5 BEDROOMS
4176 Casterson Court \$1,749,000
Sat/Sun 2-4 Doug Buenz 785-7777

3720 Raboli Street \$2,499,000
Sun 1-4 Fabulous Properties 980-0273/519-8226

6 BEDROOMS

866 Sunset Creek Lane \$2,188,000
Sun 1-4 Linda Traurig 382-9746

Discovery Bay

3 BEDROOMS
4859 Cabrillo Point \$839,990
Sun 1-4 Mike D'Onofrio 463-9500

Dublin

3 BEDROOMS
3251 Central Parkway \$830,000
Sat/Sun 1-4 Linda Traurig 382-9746

4 BEDROOMS
3296 Giovanni Way \$919,000
Sat/Sun 1-4 Stephany Jenkins 989-3318

Find more open home listings at
pleasantonweekly.com/real_estate

SALES AT A GLANCE

Pleasanton (Nov. 17-28)

Total sales reported: 22
Lowest sale reported: \$400,000
Highest sale reported: \$1,860,000
Average sales reported: \$1,087,364

Dublin (Nov. 17-28)

Total sales reported: 20
Lowest sale reported: \$390,500
Highest sale reported: \$1,435,000
Average sales reported: \$759,625

Livermore (Nov. 17-28)

Total sales reported: 21
Lowest sale reported: \$625,000
Highest sale reported: \$1,299,000
Average sales reported: \$774,333

San Ramon (Dec. 7-12)

Total sales reported: 18
Lowest sale reported: \$336,000
Highest sale reported: \$1,370,000
Average sales reported: \$810,083

Source: California REsource

HOME SALES

This week's data represents homes sold during Nov. 17 -28.

Pleasanton

- 662 Abbie Street** J. Weaver to M. Gallinelli for \$1,860,000
- 4010 Alvarado Street** Maghoney Trust to R. Tang for \$840,000
- 7717 Applewood Way** Vismara Trust to S. & A. Tsui for \$1,025,000
- 5751 Athenour Court** H. Fung to R. & B. Doorlag for \$1,150,000
- 5039 Blackbird Way** Captial Equity Management Group to C. & H. Ju for \$1,255,000
- 468 Cabonia Court** Marchand Trust to G. Upadhyaya for \$1,440,000
- 4989 Drywood Street** Mcclaskey Trust to K. & A. Huff for \$1,160,000
- 7334 Elmwood Circle** K. & A. Huff to S. Kokad for \$917,000
- 5280 Golden Road** G. & S. McNerney to S. Bocharov for \$661,000
- 927 Happy Valley Road** Stone Financing to U. Guha for \$1,627,000
- 7802 Lafayette Court** Chan Trust to Vsap Trust for \$1,510,000
- 4189 Lucca Court** Mantor Trust to X. Wang for \$640,000
- 7825 Olive Court** Redwood Property Investors to S. Banerjee for \$1,160,000
- 3614 Platt Court #S** M. Barakzoy to R. & S. Mansanpally for \$1,026,000
- 5223 Ridgevale Way** T. Dutta to V. & S. Gollapudi for \$1,097,000
- 4862 Saginaw Circle** G. Wang to C. Chen for \$500,000
- 4031 Schween Court** Aufdenkamp Trust to D. & F. Yang for \$1,335,000
- 3843 Vineyard Avenue #D** M. & C. Eodice to Z. Chen for \$400,000
- 3521 Zenith Way** Ponderosa Homes to H. Hoang for \$1,034,000
- 3527 Zenith Way** Ponderosa Homes to B. & L. Khoury for \$1,064,000
- 3533 Zenith Way** Ponderosa Homes to G. & N. Lee for \$1,044,000
- 3539 Zenith Way** Ponderosa Homes to D. & M. Fong for \$1,177,000

Dublin

6564 Amador Valley Boulevard Hanson Trust to G. & C. Chhim for \$656,000

- 8289 Cavalier Lane** Strain Trust to C. & E. Urena for \$720,000
- 4436 Chancery Lane** M. & D. Panjwani to V. Maleev for \$690,000
- 3385 Dublin Boulevard #134** L. Duncan to E. Elzein for \$605,000
- 7052 Dublin Meadows Street #G** K. Calahane to B. & C. Villanueva for \$410,000
- 3420 Finnian Way #126** F. & V. Lykins to A. & I. Khan for \$547,000
- 3420 Finnian Way #410** A. & M. Hon to J. Patel for \$650,000
- 4392 Fitzwilliam Street** S. & P. Lad to P. Cao for \$675,000
- 3290 Maguire Way #200** O. Asad to Y. Wang for \$647,000
- 4218 Midlands Court** Lennar Homes to S. & R. Agarwal for \$802,000
- 4228 Midlands Court** Lennar Homes to C. Vegesna for \$820,000
- 4236 Midlands Court** Lennar Homes to D. Nune for \$820,000
- 4508 Mirano Court** T. & E. Tang to P. Nihalani for \$899,000
- 7433 Newcastle Lane** B. & V. Patchin to J. & J. Montalvo for \$795,000
- 4707 North Spago Drive** D. & D. Moon to S. & S. Dale for \$1,080,000
- 7357 Quartz Circle** . Aitchison to A. Chua for \$1,005,000
- 7315 Starward Drive #60** J. Zhao to D. & E. Villanueva for \$390,500
- 4837 Swinford Court #306** J. Torbeck to N. Esmail for \$761,000
- 4862 Swinford Court #607** C. & J. Garcia to A. Mani for \$785,000
- 1737 Tramonti Drive** Y. Guo to H. & D. Jagpal for \$1,435,000

Livermore

- 2812 4th Street #301** R. Gundry to R. Gradin for \$682,000
- 1029 Aberdeen Avenue** L. Ha to M. Saroja for \$728,000
- 340 Albatross Avenue** J. Belena to R. Cuevas for \$625,000
- 2833 Alnwick Avenue #6** A. & C. Growitz to J. Zheng for \$630,000
- 1191 Bannock Street** Almond Trust to R. Wei for \$715,000

Source: California REsource

3251 CENTRAL PARKWAY, DUBLIN

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3 BEDROOM | 2.5 BATHROOM | \$830,000

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PLEASANTON VALLEY



1757 GREENWOOD ROAD, PLEASANTON

Location, Location, Location. This Highly Updated Single-Story Country Model in Desirable Pleasanton Valley Neighborhood offers a Recently Remodeled Kitchen (2016), Three Bedrooms, Two Remodeled Baths, Hardwood Floors, Crown Molding, Plantation Shutters, Spacious Rear Yard with Stamped Concrete and Pergola. The Adorable Front Porch allows you to enjoy a Cup of Coffee or a Glass of Wine. Located Walking Distance to All Levels of Schools, Shopping, Post Office, Neighborhood Parks and Downtown Pleasanton. For More Photos and information go to 1757greenwood.com or call the Blaise Lofland Group for a Private Showing.

SOLD FOR \$1,142,000

MOLLER RANCH



5751 ATHENOUR COURT, PLEASANTON

Premium Location! Don't Miss this Three Bedroom, Plus Office (4th area), Two and One-Half Bathroom Single Family Home in The Western Hills of Pleasanton Ridge off Foothill Road. This Property Backs to Tree Lined Open Space. Private Rear Yard with Patio, Brand New Interior Paint & Carpeting, Fireplace, Balcony, Central Air Conditioning, Tile Roof, Professionally Staged. Conveniently Located for Commute Access to 580/680 Interchange, BART's Western Station, Stoneridge Mall and Just Minutes to Main Street and Several Livermore Valley Wineries!

SOLD FOR \$1,150,000

MISSION SAN JOSE



2382 CASTILLEJO WAY, FREMONT

Desirable Mission San Jose Home with Five Bedrooms and 2 1/2 Bathrooms and approximately 3160 Square Feet. Large Great Room with window Wall. Large Downstairs Bonus Room. Premium .39 Lot (17,120) at End of Court Location. Private Rear Grounds with Views of San Francisco Bay and Natural Parkland. New Paint and Carpeting. Three Car Garage. In-Ground Swimming Pool, Patio & Decking. Preferred Schools Attendance Areas. Convenient access to Downtown & Commute Access. For a Private Showing, Contact-The Blaise Lofland Real Estate Group. For More Information and Photos, go to www.2382castillejo.com.

SOLD FOR \$1,675,000

ST. JOHNS PLACE



4105 PLEASANTON AVE., PLEASANTON

Like New-Customized Downtown Home! Recently Remodeled Bathrooms & Gourmet Kitchen-GE SS Appliances! Travertine Floors, Plantation Shutters, Upgraded, Crown Molding, Newer Wrought Iron Stair Bannister, Anderson French Doors, Upgraded Lighting, Closet Organizers, Expanded Front Porch with New Large Walnut Front Door, Covered Outdoor Living Area with Paver Patio, Beautiful Landscaped! Premium Lot in the Neighborhood! Adjacent to Park! Walk to Main Street! Downtown! Don't Miss this one. It's Turn Key and exceptional! For More Photos and information go to 4105pleasanton.com or call the Blaise Lofland Group for a Private Showing.

SOLD FOR \$1,325,000

VINTAGE HEIGHTS



715 MONTEVINO DRIVE, PLEASANTON

Blaise Lofland Real Estate Group Represented the Buyer in the Purchase of this Attractive Custom Built Home In Family Friendly Vintage Heights. Four Large Bedrooms Plus Den And 3.5 Bathrooms. This Open Floor Plan Home Is Tastefully Upgraded in Crowned Molding, Baseboards & Plantation Shutters Throughout. Updated Granite Slab Gourmet Kitchen W/ Stainless Steel Appliances, Center Island, Recessed Lighting, Hardwood Floors, Three Fireplaces, 1 Full Bedroom And Bath Downstairs, Gorgeous Master Suite W/ Retreat Area, Stunning Master Bathroom, Soaring Ceilings, 3 Car Garage, Beautiful Rear Grounds With Peaceful Sitting Areas & Pergola, So Much To List! Too Many Features And Updates.

SOLD FOR \$1,648,000

WESTSIDE ALAMO



21 SUSAN COURT, ALAMO

The Blaise Lofland Real Estate Group represented the buyers! The beautiful expanded & remodeled single Level Home is located on large .60-acre lot with spacious private rear grounds with newer pool & spa. Privacy is provided by the gated driveway and conveys an estate impression. Three Bedrooms, two bathrooms, plus office with fireplace. Approximately 3500 Square Feet, with Expansive Great Room offers the blending of a large gourmet kitchen and family room for entertaining. The owned solar system provides energy savings. Just a short walk to downtown Alamo and children can attend quality schools.

SOLD FOR \$2,175,000

CASTLEWOOD HEIGHTS



6900 RIDDELL STREET, PLEASANTON

Upgraded Single Level in Castlewood Heights by Pulte Homes in 2002 Five Bedrooms, Four Bathrooms, Approximately 3249 Square Feet, Finished Four Car Garage* Large Open Family Room (with Fire Place)/Kitchen Great Room Concept. Gourmet Kitchen with Granite Countertops and Stainless Steel Appliances, Large Master Suite with Recently Remodeled Master Bathroom, Newer Wood Style Tile Flooring and Extensive Woodwork Throughout. Guest Suite with Private Bathroom, Updated Secondary Bathrooms, Large Laundry/Mud Room, Beautifully Upgraded Landscaped Side and Private Back Yard, Backs to Natural Community Open Space, Large Side Yard Lawn Area and Play Structure, Occupied But Immediate Possession Available. For More Information and Photos, go to 6900riddell.com. For a Private Showing Call, the Blaise Lofland Real Estate Group.

SOLD FOR \$1,725,000

DOWNTOWN



474 AMARAL CIRCLE, PLEASANTON

Blaise Lofland Real Estate Group represented the Buyer in the Purchase of this Original Condition Single Level Home on Premium .32 Acre Lot. Super Location on Amaral Circle in Downtown Pleasanton. Tremendous Potential with this Three Bedroom, Two Bathroom Home. Plenty of Room for Expansion and Remodeling with this Oversized Lot. Lots of Mature, Large, Beautiful Trees on Neighboring Lots to Enjoy! For more information, contact the Blaise Lofland Real Estate Group!

SOLD FOR \$905,000

HILLSDALE




























235 CROYDEN DRIVE, PLEASANT HILL

Location, Location, Location! Don't Miss This Three Bedroom, 2 Bathroom Home with approximately 1302 Square Feet. Located in Quiet Mature neighborhood that's Close to Everything! Premium Nearly One Quarter Acre Lot (10,005 Square Feet). New Paint & Carpets, Updated Kitchen, Large Rear Yard & Covered Patio Central Heat & Air Conditioning. For a Private Showing, Contact-The Blaise Lofland Real Estate Group. For More Information and Photos, go to www.235croyden.com

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Brinna Prine

625 Hartley Drive – Danville – \$660,000

Don't miss out on this beautiful 2 bedroom, 2.5 bath condo approximately 1,283 Sq. Ft. located in the desirable community of Walnut Forest. With nearby Downtown Danville, you will have access to countless restaurants and boutiques.



Mike D'Onofrio

4192 Olmstead Way – Livermore – \$1,069,990

This "Residence 1" model built in 2014 is barely lived in and situated in a charming and picturesque community. The Grove is surrounded by beautiful parks, trails & green space. A desirable single-story floor plan featuring 4 bedrooms, 2.5 baths and approximately 2455 Sq. Ft. with a sophisticated interior and with great room design and upgraded tile flooring.



Mike D'Onofrio

4859 Cabrillo Point – Discovery Bay – \$839,990

Amazing deep water home, close to fast water, with open floor plan! 3 bedrooms plus huge loft! Master & secondary bedroom on first level. Upgraded throughout with stone tile kitchen counters & floors, tastefully updated bathrooms, gorgeous wood ceilings with exposed wood beams. Secondary master/junior suite and loft on second level!



Janet Cristiano

2842 W Ruby Hill Drive – Pleasanton – \$3,380,000

This period inspired Mediterranean masterpiece is the perfect blend of comfort, elegance, and hand-crafted finishes. Situated on almost one acre in the gated community of Ruby Hill and backing to the 8th tee of the golf course adding to your ultimate privacy; 6,200 square feet of living space, 4 Bedrooms, 3 Full & 3 Half Bathrooms, Office, Game Room, and 4 car garage. The master suite and office on the all-level main floor allows this to truly be the last home you purchase.

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PRICE REDUCTION



Stunning Vineyard Estate
1012 Shotwell Court, Pleasanton
6BR, 6.5BA, 7129+/- Sq. Ft. w/Guest House
Offered at \$3,495,000

SOLD



1138 Mataro Court, Pleasanton
\$1,390,000
\$91,000 Over List Price

SOLD



3240 Arbor Drive, Pleasanton
\$1,370,000
\$71,000 Over List Price

SOLD



10 Carver Lane
Represented Seller and Buyer
\$3,514,500

SOLD



553 Santel Court, Ruby Hill
Represented Buyer
\$2,555,000

SOLD



3314 Arbor Drive, Pleasanton
\$1,363,000
\$64,000 Over List Price

SOLD



3225 Arbor Drive, Pleasanton
\$1,207,000
\$108,000 Over List Price

SOLD



1821 Via Di Salerno, Ruby Hill
\$2,536,600

SOLD



3218 Novara Court, Ruby Hill
Represented Seller and Buyer
\$2,250,000



DeAnna Armario
Team Leader/Realtor



Liz Venema
Team Leader/Realtor



Kim Hunt
Team Manager/Realtor



Lisa Desmond
Buyer's Specialist



Mary Arnerich
Buyer's Specialist



Amanda Venema-Davlin
Team Assistant



Michelle Kroger
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