



**CITY OF PALO ALTO
CITY COUNCIL
Regular Meeting
Monday, August 05, 2024
Council Chambers & Hybrid
5:30 PM**

Agenda Item

8. PUBLIC HEARING: Consideration of Objections for Weed Abatement Assessments; and Adoption of Resolution Confirming the Weed Abatement Report and Ordering Abatement Costs to be a Special Assessment on the Properties Specified in the Report; CEQA status - categorically exempt.



City Council Staff Report

From: City Manager
Report Type: ACTION ITEMS
Lead Department: Fire

Meeting Date: August 5, 2024
Report #:2405-2997

TITLE

PUBLIC HEARING: Consideration of Objections for Weed Abatement Assessments; and Adoption of Resolution Confirming the Weed Abatement Report and Ordering Abatement Costs to be a Special Assessment on the Properties Specified in the Report; CEQA status - categorically exempt.

RECOMMENDATION

Staff recommends Council:

- (1) Hold a public hearing to hear and consider objections from affected property owners of proposed assessments related to completed weed abatement work, and
- (2) Adopt a resolution confirming the report and ordering abatement costs to be a special assessment on the properties specified in the report (Attachment A)

EXECUTIVE SUMMARY

The Santa Clara County Department of Agriculture and Environmental Management and the City of Palo Alto work together to protect our community from fire. One of the purposes of the Weed Abatement Program is to prevent fire hazards posed by vegetative overgrowth and the accumulation of combustible materials. Adoption of the resolution will result in the total of \$41,597.76 imposed as liens on the properties listed in the attachment for the cost of weed abatement work performed.

BACKGROUND AND ANALYSIS

The Weed Abatement Division of Santa Clara County Agriculture and Environmental Management administers the contract for weed abatement within the City of Palo Alto, in accordance with an agreement established on April 18, 1977, between the City and County. On December 4, 2023, in accordance with Palo Alto Municipal Code Chapter 8.08, the City Council declared weeds to be a nuisance and ordered that the nuisance be abated. A public hearing was held on February 26, 2024, to consider objections to the proposed destruction or removal of the weeds. Two objections were noted and both properties were removed from the weed abatement list.

Property owners were notified the first week in January 2024 that weeds were to be abated by April 30, 2024, either by the owners or by the County. If the property owners chose to have the County abate the weeds, the abatement charges would be levied against the respective properties as an assessment by the County Assessor. Once the above steps had been taken, the County Weed Abatement Division instructed its contractor to abate weeds on City and private properties within Palo Alto. That work has now been completed. The County has since informed the property owners of the costs for destroying and removing the weeds. The City Clerk has published the required notice of this hearing in the Palo Alto Daily Post. The cost report by the County Weed Abatement Division has been posted on the City Hall Plaza bulletin board for at least ten (10) days prior to this hearing.

Property owners may object to the charges for weed abatement being levied against their properties. The charge consists of the contractor's cost, plus 150 percent administrative charges, in accordance with Palo Alto's contract with Santa Clara County (CMR #7527, December 12, 2016). A representative from the County Weed Abatement Division will be present at the public hearing with the records of weed abatement that have taken place. Should there be any modifications in the proposed assessments as a result of the hearing, changes in the assessment spread will be made as necessary. After any recalculations are completed, and Council adopts the attached resolution confirming the abatements and ordering those costs to be imposed as liens on the abated properties, the assessments will be submitted to the County Assessor for entry on the October tax roll upon which general City taxes are to be collected.

FISCAL/RESOURCE IMPACT

There is no direct fiscal impact of this action to the City. The assessments identified on Exhibit A of the resolution, totaling \$41,597.76, will be imposed as liens on the properties listed and will be borne by the property owners, not the City.

STAKEHOLDER ENGAGEMENT

The entire weed abatement program is coordinated by the Santa Clara County Department of Agriculture and Environmental Management. Coordination includes contracts, inspections, nuisance reports/lists and fees.

ENVIRONMENTAL REVIEW

The Weed Abatement Program is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15308.

ATTACHMENTS

Attachment A: Weed Abatement Resolution with 2024 Palo Alto Assessment Report

APPROVED BY:

Geoffrey Blackshire, Fire Chief

Resolution No. _____

Resolution Confirming Weed Abatement Report and Ordering Cost of Abatement to be a
Special Assessment on the Respective Properties Described Therein

R E C I T A L S

- A. The Council of the City of Palo Alto has heretofore declared weeds growing on certain properties within the City to be a public nuisance by Resolution No. 10135, dated December 4, 2023.
- B. The Council on February 26th, 2024 held a public hearing for objections to the proposed destruction and removal of weeds at the properties indicated in the County's list for weed abatement.
- C. The Fire Chief, through his Administrator, the Weed Abatement Division of Santa Clara County Department of Agriculture and Environmental Management, has caused to be abated the weeds on the properties described in the County's list for weed abatement; and
- D. The Fire Chief, through his Administrator, the Weed Abatement Division of Santa Clara County Department of Agriculture and Environmental Management, has filed his report and assessment list for weed abatement as provided by law and a public hearing was held on August 5, 2024, for objections to said report and assessment list and for confirmation; and
- E. The Council has duly considered the report and assessment list and any objections thereto.

NOW, THEREFORE, the Council of the City of Palo Alto does RESOLVE as follows:

SECTION 1. The report and assessment list are in all respects complete and correct and is hereby confirmed. The amounts of the cost for abating the nuisance are confirmed and those remaining unpaid, as shown on **Exhibit A** attached hereto and incorporated herein, shall constitute special assessments against the respective parcels of land and are a lien on the property for the amount of the respective assessment.

SECTION 2. All written or oral protests or objections to said report and assessment list are overruled or denied.

SECTION 3. The unpaid assessments shown on **Exhibit A** shall be entered upon the next tax roll against the parcels of land and shall be collected at the same time and in the same manner as general City taxes, subject to the same interest and penalties, and subject to the same procedure and sale in case of delinquency. All laws and ordinances applicable to the levy, collection, and enforcement of City taxes are hereby made applicable to this special assessment.

NOT YET APPROVED

SECTION 4. The weed abatement program is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15308.

INTRODUCED AND PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

APPROVED:

Assistant City Attorney

City Manager

Fire Chief

Director of Administrative Services

**2024 WEED ABATEMENT PROGRAM
ASSESSMENT REPORT
CITY OF PALO ALTO**

Exhibit A

Situs			APN	OWNER ADDRESS				TAX ROLL AMT
1	1605	Edgewood	003-12-002	Miao, Nina Yanti	931 Clara Dr	PALO ALTO	94303-4002	\$2,552.31
2	136	Lois	003-38-044	Firouzdor, Vahid And Nejati , Elham	30 Melrose Ct	HILLSBOROUGH	94010	\$96.00
3	170	Iris	003-41-008	Xia, Fan And Zhou , Yuan	170 Iris Way	PALO ALTO	94303-3036	\$96.00
4	782	Greer	003-41-065	Deng, Jingjing And Jiang , Lijun	20653 Cheryl Dr	CUPERTINO	95014	\$96.00
5	1938	Channing	003-42-039	Haley, Philip H Trustee & Et Al	506 Eisenhower St	DAVIS	95616	\$96.00
6	1071	Embarcadero	003-42-055	Kothary, Nishita N And Shah , Niraj	1071 Embarcadero Rd	PALO ALTO	94303-3149	\$96.00
7	1211	Fulton	003-43-039	Hara, Michael W Trustee & Et Al	88 Shearer Dr	ATHERTON	94027	\$96.00
8	2385	St Francis	003-48-021	Zadik, Yair And Linda	2385 St Francis Dr	PALO ALTO	94303-3136	\$96.00
9	2075	Louis	003-50-021	Keller, Jeffrey R	2075 Louis Rd	PALO ALTO	94303-3452	\$642.00
10	946	El Cajon	003-52-057	Zhang, Songqing Trustee & Et Al	179 Walter Hays Dr	PALO ALTO	94303-2924	\$96.00
11	864	Embarcadero	003-56-002	Choi, Ben Chung-ming Trustee & Et	268 Castro St	MOUNTAIN VIEW	94041-1204	\$96.00
12	742	Southampton	003-59-041	Agrawal, Parag And Agarwala,	855 El Camino Real Ste 13a	PALO ALTO	94301	\$96.00
13	260	Byron	120-02-030	Liveright, Michael	260 Byron St	PALO ALTO	94301-1307	\$642.00
14	655	Embarcadero	120-08-023	L S & Co Partnership	555 Byron St Unit 105	PALO ALTO	94301-1303	\$642.00
15	733	Ramona	120-27-063	Koda, Ross K Trustee	P O Box 156	SOUTH DOS PALOS	93665	\$96.00
16	2220	Bryant	124-14-024	L S & Co.	555 Byron St Unit 105	PALO ALTO	94301	\$642.00
17	1001	Colorado	127-04-091	Tsunoda Roland T	1001 Colorado Ave	PALO ALTO	94303-3806	\$642.00
18	4102	Sutherland	127-16-005	Yurchenco, James R	4102 Sutherland Dr	PALO ALTO	94303-4730	\$96.00
19	3951	Sutherland	127-17-014	Chan, Allan Fukwah And Lam ,	3951 Sutherland Dr	PALO ALTO	94303-4726	\$96.00

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	Situs			APN	OWNER ADDRESS			TAX ROLL AMT
20	3640	Lupine	127-21-140	Luu, Jane And Ng , David M	3640 Lupine Ave	PALO ALTO	94303-4431	\$96.00
21	3189	Louis	127-24-031	Kato, Takashi And Ayano	3189 Louis Rd	PALO ALTO	94303-3955	\$642.00
22		Moreno	127-33-064	E & R Inv Properties Llc Et Al	Po Box 500	BURLINGAME	94011	\$96.00
23	924	Colordado	127-40-006	Lin Stanley B And Jean Lai Trustee	1037 High St	PALO ALTO	94301-2425	\$96.00
24	464	Colorado	132-08-115	Tanphaichitr, Saksiri M And Bellers ,	464 Colorado Ave	PALO ALTO	94306-2414	\$96.00
25	454	Colorado	132-08-118	Ramchandran, Asish And Kavitha	2657 Kipling St	PALO ALTO	94306	\$96.00
26	2689	Bryant	132-13-055	Chou, Lynn H L	Po Box 60416	PALO ALTO	94306	\$642.00
27	3166	Kipling	132-15-002	Pao, Joy J And Ke , Shian-ren	67 Orchard Hills St	ATHERTON	94027	\$96.00
28	354	El Verano	132-16-088	Zhou, Zheng Trustee	354 El Verano Ave	PALO ALTO	94306-2952	\$96.00
29	3120	Cowper	132-20-155	Valentine, Mary E	3120 Cowper St	PALO ALTO	94306-3001	\$96.00
30	339	El Verano	132-21-022	Mizote, Harumi Trustee	339 El Verano Ave	PALO ALTO	94306-2940	\$642.00
31	309	El Verano	132-21-023	Zhang, Qianli And Qiu , Yunfeng	309 El Verano Ave	PALO ALTO	94306-2940	\$96.00
32	3271	Bryant	132-21-027	Conlin, Charlene M Trustee	25210 Jake St	VENETA	97487	\$96.00
33	3535	Bryant	132-22-034	Darden, Ruthie L Trustee	3535 Bryant St	PALO ALTO	94306-4263	\$96.00
34	3503	Bryant	132-22-038	Chang, Peipei And Yang , Calvin K	3503 Bryant St	PALO ALTO	94306-4263	\$642.00
35	3358	Bryant	132-22-070	Beeson, Donald H Trustee	Po Box 60458	PALO ALTO	94306	\$642.00
36	3502	Bryant	132-22-091	3502 Bryant Llc	3502 Bryant Street	PALO ALTO	94306	\$96.00
37	3533	Ramona	132-22-097	Tang, Dexter Chihung Trustee & Et Al	3533 Ramona St	PALO ALTO	94306-3549	\$96.00
38	3541	Bryant	132-23-033	Kaposhilin, Nicholas Trustee	936 N California Ave	PALO ALTO	94303-3405	\$96.00

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Situs			APN	OWNER ADDRESS				TAX ROLL AMT
39	84	Roosevelt	132-23-055	Leung, John Ka Yu And Joanna Kong	Po Box 5358	SAN MATEO	94402-0358	\$96.00
40	76	Roosevelt	132-23-059	Liu, Jenkuei Trustee & Et Al	4039 Scripps Ave	PALO ALTO	94306-4535	\$96.00
41	179	El Dorado	132-25-021	Mane, Manoj Bajirao & Manoj	9 Roman Eagle Ct	PLEASANTON	94566	\$96.00
42	2876	Emerson	132-26-006	Hsu, Yen-fen Trustee	2876 Emerson St	PALO ALTO	94306-2350	\$96.00
43	2886	Emerson	132-26-007	Narayana, Sharath Keshava And	2886 Emerson St	PALO ALTO	94306-2350	\$96.00
44	11	Roosevelt	132-29-014	Qi, Feng And Chen , Cheng-na	11 Roosevelt Cir	PALO ALTO	94306-4217	\$96.00
45	34	Roosevelt	132-29-061	Lyons, Charles P Trustee & Et Al	34 Roosevelt Cir	PALO ALTO	94306-4216	\$642.00
46	18	Roosevelt	132-29-069	Bernstein, Amir D Trustee	18 Roosevelt Cir	PALO ALTO	94306	\$96.00
47	3780	Wright	132-30-017	Axelrod, Herbert And Fumiko	3780 Wright Place	PALO ALTO	94306	\$96.00
48	3830	Carlson	132-30-058	Cheng, Jing	4521 Campus Dr Unit 363	IRVINE	92612	\$96.00
49		Birch	132-33-060	At&t Comms Of Calif Inc	1090 E Duane Ave	SUNNYVALE	94085	\$642.00
50	3675	Park	132-34-045	Basler, Joshua R	3675 Park Blvd	PALO ALTO	94306-2853	\$96.00
51	3605	Park	132-34-050	Pan, Nancy And Lee , Benson	3605 Park Blvd	PALO ALTO	94306-2853	\$96.00
52	3561	Park	132-34-052	Mahal, Jaswinder	180 Park Sharon Dr	SAN JOSE	95136-2535	\$96.00
53	210	Wilton	132-35-012	Chase Wilton Llc	3024 Ross Rd	PALO ALTO	94303-4102	\$96.00
54	451	Wilton	132-35-025	Song, Zhiqiang And Chen , Weiwei	451 Wilton Ave	PALO ALTO	94306-2859	\$96.00
55	365	Wilton	132-35-033	Tong, Peter And Pao , Chung Chian	18444 Forest Crossing Ct	OLNEY	20832	\$96.00
56	215	Wilton	132-35-042	Godshall, Kelvin V Et Al	215 Wilton Ave	PALO ALTO	94306-2855	\$96.00
57	421	Fernando	132-39-037	Williger, Edward M	P O Box 20089	STANFORD	94309-0089	\$642.00

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58	389	Matadero	132-40-053	Mahany, Gary W And Kemp , Susan	389 Matadero Ave	PALO ALTO	94306-2833	\$96.00
59	4032	Park	132-43-025	Zhu, Li And Wan , Fanny Trustee	33345 7th St	UNION CITY	94587	\$96.00
60	3130	Ramona	132-48-033	Ding, Zhimin And Zhu , Xinyi	3130 Ramona St	PALO ALTO	94306-2922	\$96.00
61	613	Stanford	137-01-059	Baumann, John R Trustee	613 Stanford Ave	PALO ALTO	94306-1412	\$642.00
62	2123	Yale	137-01-134	Liang, Ke	33206 Falcon Dr	FREMONT	94555	\$96.00
63	2321	Wellesley	137-02-024	Culpepper, Benjamin J	335 Panoramic Way	BERKELEY	94704	\$96.00
64	1082	Coolege	137-03-036	1080capa Llc	3028 Scott Blvd Unit C	SANTA CLARA	95054	\$96.00
65	2153	Oberlin	137-03-037	Mendelowitz, Louis I	2153 Oberlin St	PALO ALTO	94306-1318	\$96.00
66	2017	Oberlin	137-03-047	Stanford Jewish Center Inc	1289 College Ave	PALO ALTO	94306-1345	\$96.00
67	2276	Harvard	137-05-016	Bussey, Jason M And Sachiko	2276 Harvard St	PALO ALTO	94306-1351	\$96.00
68	2195	Columbia	137-06-036	Edelman, Andrea Trustee	2195 Columbia St	PALO ALTO	94306-1233	\$96.00
69	3700	El Camino Real	137-11-078	Kss Investment Llc	1380 Miravalle Ave	LOS ALTOS	94024-5744	\$96.00
70	3793	La Donna	137-12-016	Mehta, Bijal And Pallavi Trustee	3793 La Donna Ave	PALO ALTO	94306-3151	\$96.00
71	721	Barron	137-13-042	Ashworth, Darren M And Imane Z	721 Barron Ave	PALO ALTO	94306	\$96.00
72	788	Los Robles	137-13-112	Bloomquist, Lynda L Trustee	788 Los Robles Av	PALO ALTO	94306-3159	\$1,973.03
73	4025	Orme	137-20-044	Zhu Jay Jiabi Trustee & Et Al	827 Richardson Ct	PALO ALTO	94303-4152	\$642.00
74	4146	El Camino Real	137-24-034	Juan, Chung-chiung And Su Chen	6 Atherton Oaks Ln	ATHERTON	94027	\$3,332.11
75	3460	Hillview	142-16-059	Leland Stanford Jr Univ The Bd	26 N Euclid Ave	PASADENA	91101	\$96.00
76	1050	Arastradero	142-16-060	Leland Stanford Jr Univ Bd	300 Pasteur Dr Alway Bldg	STANFORD	94305	\$96.00

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Situs			APN	OWNER ADDRESS				TAX ROLL AMT
77	3495	Deer Creek	142-16-062	Leland Stanford Jr Univ Board	150 Portola Rd	PORTOLA VALLEY	94025	\$2,134.56
78		Deer Creek	142-16-064	Leland Stanford Jr Univ The Bd Of	415 Broadway St 3rd Flr	REDWOOD CITY	94063	\$96.00
79	3500	Deer Creek	142-16-066	Leland Stanford Jr University Board	5301 Stevens Creek Blvd	SANTA CLARA	95051-7201	\$3,621.75
80	4208	Ruthelma	148-02-002	Shiu, Boon W And Choi , Keehyun	4208 Ruthelma Ave	PALO ALTO	94306-4109	\$96.00
81	4206	Darlington	148-03-037	Ferreira, Kavitha And Joao Carlos	4206 Darlington Ct	PALO ALTO	94306-4129	\$96.00
82	4236	Darlington	148-03-044	Wang, Youxiang And Li , Zhengqi	4236 Darlington Ct	PALO ALTO	94306-4129	\$96.00
83	4201	Park	148-03-060	Bordia, Anupam And Surbhi	4201 Park Blvd	PALO ALTO	94306-4144	\$96.00
84	4338	Silvia	148-12-013	Karupasamy, Karthikeyan Trustee &	444 Del Medio Ave	MOUNTAIN VIEW	94040-1161	\$96.00
85	4346	Silva	148-12-014	Jiang, Wei And Han , Qiuxia	4346 Silva Ave	PALO ALTO	94306-4421	\$96.00
86	4350	Silva	148-12-016	Brown, Thomas C And Wang , Kuo-	4350 Silva Ct	PALO ALTO	94306-4422	\$96.00
87	4388	Silva	148-12-028	Yin, Jun And Duanmu , Lan	4388 Silva Ct	PALO ALTO	94306-4422	\$96.00
88	633	Arastradero	167-06-016	Bonthu, Anand Trustee & Et Al	633 Arastradero Rd	PALO ALTO	94306-3838	\$96.00
89	639	Arastradero	167-06-063	New Atlantis Llc	639 Arastradero Rd	PALO ALTO	94306-3838	\$96.00
90	4179	Oak Hill	175-01-025	Bachrach, Sylvia Rashmi Trustee &	12 Starr Way	MOUNTAIN VIEW	94040	\$642.00
91	4169	Oak Hill	175-01-026	Bachrach, Sylvia R Trustee	12 Starr Way	MOUNTAIN VIEW	94040	\$96.00
92	849	Mesa	175-01-037	Jalilian, Mohammad	849 Mesa Ave	PALO ALTO	94306-3710	\$96.00
93	4243	Manuela	175-02-053	Weakland, Alan Trustee & Et Al	515 Flower St S Floor 25	LOS ANGELES	90071	\$2,620.50
94	4103	Old Trace	175-20-078	Smithwick Alton D And Ursula L	Po Box 60065	PALO ALTO	94306	\$3,943.50
95	890	Mockingbird	175-20-082	Joshi, Vivek Trustee & Et Al	5209 Watusi Bnd	AUSTIN	78732-4403	\$96.00

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Situs			APN	OWNER ADDRESS					TAX ROLL AMT
96	4186	Old Adobe	175-20-092	Waters, Christopher J Trustee & Et	609 Arboleda Dr	LOS ALTOS	94024		\$642.00
97	4150	Old Adobe	175-20-105	Hao, Hsieh T And Ming C Trustee	4150 Old Adobe Rd	PALO ALTO	94306-3726		\$96.00
98	4155	Old Adobe	175-20-110	Vilkin, Peter D Trustee	3790 El Camino Real Unit 176	PALO ALTO	94306		\$96.00
99	3000	Alexis	182-35-035	Palo Alto Hills Golf And Country	3000 Alexis Dr	PALO ALTO	94304-1303		\$642.00
100	3130	Alexis	182-43-024	Von Clemm, Peter F And Jennifer J	3130 Alexis Dr	PALO ALTO	94304-1305		\$96.00
101	966	Laurel Glen	182-43-038	Jacobsen, Ruth E Trustee	966 Laurel Glen Dr	PALO ALTO	94304-1322		\$642.00
102	951	Laurel Glen	182-49-004	Bogerty, Sharon D	951 Laurel Glen Dr	PALO ALTO	94304-1323		\$96.00
103	930	Laurel Glen	182-54-006	Yeh Knoll Holding Inc A Barbados	Ice House St	CENTRAL HONG KONG			\$642.00
104	931	Laurel Glen	182-54-012	Sheth, Beerud Trustee & Et Al	931 Laurel Glen Dr	PALO ALTO	94304-1323		\$642.00
105		Laurel Glen	182-54-013	Ngai Family Trust	3121 Bandera Drive	PALO ALTO	94304		\$642.00
TOTAL									\$41,597.76