

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: December 17, 2007

Approved

Deanna Silva

Date

12/19/07

Council District: Citywide

SUBJECT: ADOPTION OF A RESOLUTION OVERRULING OBJECTIONS TO THE 2007-2008 HAZARDOUS VEGETATION COMMENCEMENT REPORT AND DIRECTING THE DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT TO CAUSE THE REMOVAL OF WEEDS OR REFUSE.

RECOMMENDATION

It is recommended that the City Council adopt a resolution:

1. Overruling any and all objections to the 2007-2008 Hazardous Vegetation Commencement Report (Report); and
2. Directing the Santa Clara County Department of Agriculture and Resource Management to abate the seasonal and/or recurrent public nuisances on those properties identified in the Report pursuant to Chapter 9.12 of Title 9 of the San Jose Municipal Code and the Weed Abatement Agreement between the City of San Jose and the County of Santa Clara.

OUTCOME

Adoption of this resolution will enable the City's contractor to commence a Weed Abatement Program in compliance with an existing contract agreement. The program will result in the abatement of weeds and dangerous dry vegetation on vacant parcels.

BACKGROUND

On December 4, 2007, the City Council adopted a resolution accepting the 2007-2008 Hazardous Vegetation Commencement Report (Report), compiled by the Santa Clara County Department of Agriculture and Resource Management, which declared that certain noxious or dangerous seasonal and recurrent weeds and refuse identified in the Report were a public nuisance, and directed the County Department of Agriculture and Resource Management to notify owners of real properties identified in the Report of this public hearing. This hearing is the opportunity for property owners to object to the inclusion of their property in the Hazardous Vegetation Management Program, as well

as the proposed removal of weeds and refuse from their property, as provided in Chapter 9.12.190 of the San Jose Municipal Code.

ANALYSIS

The Department of Planning, Building and Code Enforcement have reviewed the Report. It is our recommendation that any objections from property owners to the inclusion of their property identified in the Report in the Hazardous Vegetation Management Program or the proposed removal of the seasonable and recurrent weeds and refuse from the property be overruled. Historically, few property owners appear to raise objection to their parcels being included in the program. Property owners that appear generally have recently purchased the property and seek clarification regarding the weed abatement program or wish to advise Council that they will comply in removing the hazardous vegetation within the guidelines as set forth in the program. Even though a parcel is included in the Report, property owners have been notified of minimum fire safety standards and still have the option of abating hazards themselves.

Further, the Council should direct the Director of Planning, Building and Code Enforcement to notify the Santa Clara County Department of Agriculture and Resource Management to abate the public nuisances on properties identified in the Report pursuant to Chapter 9.12 of Title 9 of the San Jose Municipal Code and the Weed Abatement Agreement between the City of San Jose and the County of Santa Clara.

EVALUATION AND FOLLOW-UP

Not Applicable.

POLICY ALTERNATIVES

Not Applicable.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater.
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City.
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach.

Honorable Mayor and City Council
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On December 5, 2007, the County Department of Agriculture and Resource Management mailed a notice to owners of all parcels in the Hazardous Vegetation Management Program. The notice advised property owners of the requirement to remove seasonal and recurrent weeds and refuse, of the minimum fire safety standards by which parcels must be maintained, and the costs that would be incurred should the County Department of Agriculture and Resource Management have to abate the public nuisance created by the weeds and refuse. The notice also advised owners of the date, time and place of this public hearing during which they may object to the placement of their property in the program.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, City Manager's Office, and the Santa Clara County Department of Agriculture and Resource Management.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

Exempt, File No. PP06-196.



JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions, please contact Code Enforcement Official Michael Hannon at 277-4703.