



Development Services Department  
1 North San Antonio Road  
Los Altos, California 94022-3087

## **NOTICE OF NUISANCE ABATEMENT**

August 1, 2024

ADL 15 LLC.  
329 S. San Antonio Road, Suite #4  
Los Altos, CA, 94022-3637

RE: 4898 EL CAMINO REAL, LOS ALTOS, CA

To Whom it May Concern,

This letter shall serve as notice and order to abate regarding the vacant commercial building located at 4898 El Camino Real, Los Altos, CA, which you are the owner of record. This is also a follow-up from the April 8, 2024, Order of Abatement for the Demolition of Vacant Commercial Building for the same property. The property has been identified as a significant contributor to public nuisance due to its current condition, which includes unsanitary conditions and serves as a haven for the homeless population.

The unsanitary conditions and presence of homeless individuals within the premises have led to numerous complaints from the community and pose serious health and safety risks. Despite previous notices and warnings and attempts to achieve voluntary compliance for securing the property from transient activity and vandalism, the situation has not improved, necessitating immediate action to alleviate the public nuisance.

In accordance with Los Altos Municipal Code Chapter 11.10 – Nuisance Abatement you are hereby ordered to undertake the following actions:

1. Demolition of the vacant commercial building located at 4898 El Camino Real, Los Altos CA 94022. I have included a copy of the demolition application, demolition checklist and PCB screening form that need to be completed and sent to [bldpermit@losaltosca.gov](mailto:bldpermit@losaltosca.gov); the demolition application, checklist and PCB screening form are required in order to legally abate the public nuisance.
2. Removal and proper disposal of all debris, hazardous materials, and waste resulting from the demolition process.
3. Securing the premises to prevent unauthorized entry and future occupation.
4. Restoration of the property to a safe and compliant state as per local regulations, which includes the above-mentioned demolition of the existing commercial building, adherence to

Owners of 4898 El Camino Real, Los Altos, CA, 94022

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all Best Management Practices (BMPs) for items including but not limited to Dust/Air Quality, Stormwater Runoff, etc.

You are hereby ordered to secure all appropriate permits and to physically commence clean-up, and demolition of the site within ten **(10) calendar days** from the date of service of this notice and order, and you must complete all abatement activities within thirty **(30) calendar days** from date of service.

If the required work for abatement has not commenced and been completed within the timeframe as specified above, the city manager or designee will proceed to cause the work to be done, and bill the persons named in the notice for the abatement costs and administrative expenses and/or levy the costs against the property by recorded liens.

This Notice of Nuisance Abatement may be appealed to the Los Altos City Council by any person having any interest or record title in the property within ten (10) calendar days from the date of service of the notice and order. To appeal this decision a notice of appeal must be filed with the Los Altos City Clerk and accompanied with payment of the Appeal Fee as set by City Council Resolution and written explanation that clearly identifies the determination or decision from which the appeal is taken and stating the grounds for the appeal. If an Appeal is filed within ten (10) calendar days of the appeal shall be heard by the Los Altos City Council at its next regularly scheduled meeting. If no appeal is filed within ten (10) calendar days from the date of service and order, the action of the city manager or designee shall be final.

Should you have any questions regarding this Notice of Nuisance Abatement please contact, Nick Zornes, Assistant City Manager, directly at 650-947-2625 or [nzornes@losaltosca.gov](mailto:nzornes@losaltosca.gov).

Sincerely,

Nick Zornes  
Assistant City Manager  
City of Los Altos

c: Gabe Engeland, City Manager  
Jolie Houston, City Attorney  
Jon Maginot, Assistant City Manager