

Memorandum

TO: City Council
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: August 3, 2026
SUBJECT: Nuisance Abatement - 4835 Nottingham Place
ITEM NUMBER: 10.a
SECTION: GENERAL BUSINESS

REQUESTED MOTION

To adopt Resolution No. 26-58, approving the abatement of a public nuisance to remove the non-compliant detached garage on the property located at 4835 Nottingham Place, and to provide the property owner with an initial 30-day period to demonstrate satisfactory progress toward completing the required conversion of the existing attached garage. The City Manager or designee is authorized to grant successive 30-day extensions upon determining that satisfactory progress is being made toward bringing the property into compliance. If the City Manager or designee determines that satisfactory progress has not been made during any 30-day period, no additional extension shall be granted, and staff shall proceed with implementation of the adopted abatement order.

INTRODUCTION

The city council is being asked to order an abatement of a public nuisance on property located at 4835 Nottingham Place. The council has the authority to declare and abate nuisances on private property that do not comply with the city's property maintenance standards. The city council reviewed the initial information at their [July 20, 2026](#) meeting. The city council asked staff to return to the city council with more specific information in the resolution for the abatement as well as a timeline for the property owner. The property owner also stated they would be applying for a new permit for the project.

DISCUSSION

Following the public hearing, the City Council tabled the abatement resolution and directed staff to return with a recommendation regarding an appropriate compliance timeline and revised resolution language that more clearly identifies the specific structure subject to abatement. Staff has reviewed the available options and is recommending an approach that provides the property owner with a final opportunity to complete the required conversion of the existing attached garage while also establishing a defined timeline for compliance.

Staff proposes that the City Council provide the property owner with an initial 30-day period to demonstrate satisfactory progress toward completing the required conversion of the existing attached garage and bringing the property into compliance with the approved plans and City Code. If the City Manager or designee determines that satisfactory progress has been made, successive 30-day extensions may be granted to allow the work to continue until the project is completed.

If the City Manager or designee determines that satisfactory progress has not been made during any 30-day period, no additional extension will be granted. Staff will then proceed with implementation of the adopted abatement order, including removal of the detached garage in accordance with the resolution. This approach establishes defined compliance deadlines while providing the property owner with a reasonable final opportunity to correct the violation. At the same time, it allows the City to move forward with enforcement without unnecessary delay if progress ceases or the required conversion is not completed.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution 26-58, approving the abatement of the nuisance at 4835 Nottingham Place. The resolution identifies the corrections required to bring the property into compliance with the City's zoning regulations and authorizes the City to abate the nuisance by removing the detached garage if the property is not brought into compliance.

As part of the motion, staff if recommending we provide the property owner with an initial 30-day period to demonstrate satisfactory progress toward completing the required conversion of the existing attached garage. The City Manager or designee shall be authorized to grant successive 30-day extensions upon determining that satisfactory progress is being made toward bringing the property into compliance. If the City Manager or designee determines that satisfactory progress has not been made during any 30-day period, no additional extension shall be granted, and staff shall proceed with implementation of the adopted abatement order.

ATTACHMENTS

[Location Map - 4835 Nottingham Place](#)

[Approved Site Plans](#)

[Scanned Permit app, plans and property owner waiver 7-13-2026](#)

[Resolution 26-58 - Nuisance Abatement - 4835 Nottingham Place](#)