

Memorandum

TO: City Council
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: February 18, 2025
SUBJECT: Rental License Revocation - 5784 Ridge Creek Road Court
ITEM NUMBER: 10.c
SECTION: GENERAL BUSINESS

REQUESTED MOTION

To adopt Resolution No. 25-09, approving the revocation of a rental license for the property located at 5784 Ridge Creek Road Court, pursuant to section 30-91 of the municipal code.

INTRODUCTION

The city council is being asked to revoke the Rental License for the property located at 5784 Ridge Creek Road Court. The council has the authority to suspend, revoke, deny or not renew a license for any of the reasons listed in Section 30-91. The property owner at 5784 Ridge Creek Road Court has failed to provide an adequate timeline for compliance in getting a 2025 rental license. Staff is recommending revocation and posting the property.

DISCUSSION

City Regulation(s)

Section 30.91 - License Suspension or Revocation. A dwelling unit rental license is subject to suspension or revocation by the City Council for the reasons specified herein. Prior to suspension or revocation, the Owner or its Agent shall be notified in writing at least five (5) days prior to the City Council's consideration of such action.

The property owner at 5784 Ridge Creek Road Court was informed of revocation and posting of the property for not paying for the 2025 Rental License. The property owner at 5784 Ridge Creek Road Court has been notified/attempted to be contacted the following times:

- Email to Owner and Agent - 11/19/24, 12/3/24, 12/20/24, 12/30/24
- Letter to Owner and Agent - 12/10/24
- Voicemails left on - 1-13 and 1-23
- Individual Email and voicemail for revocation - 1/31/25

No affidavit has been submitted and no payments have been made.

Staff is recommending that the city council go forward with the revocation. That gives authorization for city personnel take necessary actions to post the property with a placard that they are operating without a rental license. This will allow a tenant to withhold rent, if they choose, until they relocate or the property comes into compliance.

Included with this report is a resolution to order the revocation of the license.

RECOMMENDATION

Staff recommends that the city council conduct the required hearing and adopt Resolution No. 25-09, approving the revocation of a rental license for the property located at 5784 Ridge Creek Road Court, pursuant Section 30-91 of the municipal code. This also allows staff to post the property to notify the tenants of the license revocation.

ATTACHMENTS

[Location Map](#)

[Resolution 25-09 - Rental License Revocation- 5784 Ridge Creek Road Ct](#)