

Memorandum

TO: City Council
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: July 20, 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 correct a non-compliant garage on the property located at 4835 Nottingham Place.

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.

DISCUSSION

On January 10, 2020, a permit was issued for the construction of a new detached garage. The approved plans included the conversion of the existing attached garage, as the property could not maintain both the attached and detached garages as proposed without violating Section [107-67](#) and the applicable accessory structure regulations. The conversion of the existing attached garage was a condition of approval for the detached garage. While the detached garage was constructed, the permit was never finalized because a final inspection was not requested and the existing attached garage was never converted as required.

A code enforcement case was started in June of 2025. The property owner has received numerous notices and correspondence regarding the continued non-compliance. A permit application was submitted, received, and approved on November 6, 2025 but was not issued as the homeowner did not pay or answer questions from the building department staff. An abatement hearing was scheduled for January 2, 2026. The permit was issued on December 30, 2025 after payment. Since that issue date, no further contact has been made with the city and no observable construction activity has occurred nor inspection requests were submitted. The permit expired on June 28, 2026.

Because the required conversion of the existing attached garage was never completed, the detached garage does not comply with the conditions of approval and is not an allowable structure on the property. As a result, the city is pursuing abatement of the detached garage in order to bring the property into compliance with city code.

Section 22-24 - abatement procedure

The condition identified above is defined as a public nuisance in the city's code.

Abatement notices are posted on the property or sent via mail to the property owner of record. The notice specifies that the nuisance must be corrected within five working days, and if that nuisance remains, the city council will hold a hearing to order the abatement of the nuisance. The notice also identifies the time and date of the hearing scheduled before the city council. The property owner has the right to appear at the hearing.

If the council orders the abatement, the city will abate the nuisance and the cost of the abatement, including administrative costs, will be charged to the property owner and certified against the property for collection with taxes if the bill is not paid. Staff has prepared resolution 26-58 ordering the abatement of the public nuisance conditions for consideration by the city council.

The abatement hearing notice/correction notice has been mailed to the property owner, requiring the property be brought into compliance. If the abatement is ordered, the staff will work to correct the conditions. The cost of correcting the public nuisance condition will be recovered by the city either by a lien against the property, by obtaining a judgment against the owner, or by special assessment.

Included with this report is a resolution to order the abatement of the nuisance on the property at 4835 Nottingham Place.

RECOMMENDATION

Staff recommends that the city council conduct the required hearing and adopt resolution 26-58, approving the abatement of the nuisance at 4835 Nottingham Place. The order specifies the corrections required to bring the property into compliance with the city's property maintenance codes and would permit the city to abate the conditions. If the council approves the motion, staff will move forward with abatement of the nuisance condition.

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](#)