

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 RIVERSIDE, CALIFORNIA, APPROVING THE REPORT ON  
4 THE ABATEMENT OF DANGEROUS BUILDINGS WITHIN  
5 THE CITY OF RIVERSIDE, ASSESSING THE COSTS  
6 THEREFORE AND ESTABLISHING LIENS AGAINST THE  
7 PARCELS OF REAL PROPERTY INVOLVED PURSUANT TO  
8 THE PROVISIONS OF THE UNIFORM CODE FOR THE  
9 ABATEMENT OF DANGEROUS BUILDINGS.

10 WHEREAS Article XI, Section 7 of the California Constitution grants counties and cities  
11 authority to make and enforce local ordinances pursuant to their police power; and

12 WHEREAS the rights and remedies provided in Section 2929.3 of the California Civil  
13 Code are cumulative and in addition to any other rights and remedies provided by law and does  
14 not preempt local ordinances; and

15 WHEREAS administrative charges relating to the abatement of the dangerous buildings  
16 have been established by resolution of the City Council to reimburse the City for costs incurred  
17 in the investigation, inspection, enforcement and administration of the abatement proceedings, in  
18 addition to any charges incurred for the actual abatement of the nuisances; and

19 WHEREAS, Section 16.10.140 of the Riverside Municipal Code authorizes unpaid  
20 administrative costs to be placed on the regular tax rolls for collection in the same manner as an  
21 *ad valorem* tax; and

22 WHEREAS, a public hearing was held on July 15, 2025, by the City Council of the City  
23 of Riverside.

24 NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED  
25 by the City Council of the City of Riverside, California, as follows:

26 Section 1: That dangerous buildings as defined by the Uniform Code for the Abatement  
27 of Dangerous Buildings as adopted by Section 16.10.020 of the Riverside Municipal Code were  
28 found to exist on various properties located in the City of Riverside, California, and hereinafter  
identified.

Section 2: That in accordance with Section 16.10.065 of the Riverside Municipal Code,  
notices were given to the record owners of the buildings of the existence of a dangerous building

1 on said owners' property and Certificates of Existence of Dangerous Buildings were duly  
2 recorded if necessary.

3 Section 3: That after the time limit for compliance, including the time for any appeal, the  
4 City of Riverside caused the nuisance to be abated as authorized by Chapter 8 of the Uniform  
5 Code for the Abatement of Dangerous Buildings as adopted by the Riverside Municipal Code  
6 including demolishing or securing the building as appropriate.

7 Section 4: That a report from the Community Development Director of the City of  
8 Riverside specifying the work done, the itemized and total cost, a description of the real property  
9 on which the building or structure is or was located, and the names and addresses of the persons  
10 entitled to notice was filed with the City Clerk.

11 Section 5: That the report and accounting setting forth the charges was prepared in full  
12 compliance with the applicable requirements of the Uniform Code for the Abatement of  
13 Dangerous Buildings as adopted by reference by Section 16.10.020 of the Riverside Municipal  
14 Code and is thereby in compliance with the laws pertaining to the levy of the subject costs and  
15 said costs are based on the actual cost to abate the nuisance and is levied without regard to  
16 property valuations.

17 Section 6: That the buildings located on the properties described in Exhibit "A," attached  
18 hereto and incorporated herein by reference, were dangerous buildings as defined by the Uniform  
19 Code for the Abatement of Dangerous Buildings, as adopted by reference by Section 16.10.020  
20 of the Riverside Municipal Code.

21 Section 7: That pursuant to Section 16.10.140 of the Riverside Municipal Code, the  
22 above noted report by the Community Development Director is hereby confirmed and that the  
23 total costs, including the administrative costs, of abating such dangerous buildings on each of the  
24 parcels of land described in Exhibit "A," as said costs are set forth therein, be and the same are  
25 hereby charged and assessed as special assessments against and liens upon the respective parcels  
26 of land, as such parcels are shown on the last available assessment roll of the County of  
27 Riverside, to be collected at the same time and in the same manner as ordinary municipal taxes  
28 are collected in the 2025-2026 tax year.



1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City  
3 at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of  
9 the City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2025.

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11 \_\_\_\_\_  
12 DONESIA GAUSE  
13 City Clerk of the City of Riverside  
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**EXHIBIT “A”**

EXHIBIT A  
DANGEROUS BUILDING ABATEMENT  
FISCAL YEAR 2024-2025  
JULY 15, 2025

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
211-022-003 3496 COMMERCE ST	GILMORE, DONNA LEE 239 FIRESTONE LN HEMET, CA 92545	277983	7,059.62
217-130-003 4752 ELDERWOOD CT	TOWELS, NORMAN E W / Verna Marie Towels PO BOX 2583 RIVERSIDE, CA 92516-2583	277080	6,367.54
210-150-023 2710 DURAHART ST	TRAN, ANDY PHAT 905 N CUMMINGS RD COVINA, CA 91724-2038	277984	882.00
210-150-023 2710 DURAHART ST	TRAN, ANDY PHAT 905 N CUMMINGS RD COVINA, CA 91724-2038	279343	1,045.91
155-070-017 7525 JURUPA AVE #G	PONDEROSA BUSINESS PARK 1340 REYNOLDS AVE STE 116 IRVINE, CA 92614-5525	278881	657.00
210-120-018 2053 ROBERTA ST	AIR CLEAN ENVIRONMENTAL INC 6596 ETIWANDA AVE # 206 RANCHO CUCAMONGA, CA 91739-9712	277085	417.00
151-214-015 5646 CHALLEN AVE	GARCIA, DENNIS D 7339 YSMAEL VILLEGAS ST RIVERSIDE, CA 92504	277171	447.00
151-214-015 5646 CHALLEN AVE	GARCIA, DENNIS D 7339 YSMAEL VILLEGAS ST RIVERSIDE, CA 92504	277782	2,542.00
151-214-015 5646 CHALLEN AVE	GARCIA, DENNIS D 7339 YSMAEL VILLEGAS ST RIVERSIDE, CA 92504	279061	662.79

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DANGEROUS BUILDING ABATEMENT  
FISCAL YEAR 2024-2025  
JULY 15, 2025

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
150-102-013 6155 TYLER ST	MDC COASTAL 17 500 VOLVO PKWY CHESAPEAKE, VA 23320-1604	280072	2,416.79
TOTAL FOR EXHIBIT			22,497.65