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RESOLUTION NO.

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

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

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

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

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

WHEREAS, a public hearing was held on July 16, 2024, by the City Council of the City of Riverside.

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

Section 1: That dangerous buildings as defined by the Uniform Code for the Abatement of Dangerous Buildings as adopted by Section 16.10.020 of the Riverside Municipal Code were 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 2024-2025 tax year.

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Section 8: That the Tax Collector of the County of Riverside bill and collect the assessments against each parcel of land as described in Exhibit “A” in the same manner as ordinary municipal taxes are collected.

Section 9: That the City Clerk shall prepare and file with the County Recorder and County Auditor of the County of Riverside a certified copy of this resolution, including said Exhibit “A.”

Section 10: That the costs against any parcel listed in Exhibit “A” assessed by this resolution and the lien created thereby shall be deemed discharged and released upon the payment of said parcel of the property taxes for the tax year above noted.

ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

Attest:

\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2024, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

24-1085 05/31/24

**EXHIBIT "A"**

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EXHIBIT A  
 DANGEROUS BUILDING ABATEMENT  
 FISCAL YEAR 2023-2024  
 JULY 16, 2024

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
142-262-006 3815 LA SIERRA AVE	PSF WST RIVERSIDE LLC 6502 BLUE VALLEY LN DALLAS, TX 75214	273018	617.00
142-262-006 3815 LA SIERRA AVE	PSF WST RIVERSIDE LLC 6502 BLUE VALLEY LN DALLAS, TX 75214	274795	1,563.39
142-262-006 3815 LA SIERRA AVE	PSF WST RIVERSIDE LLC 6502 BLUE VALLEY LN DALLAS, TX 75214	274796	369.00
142-262-012 11095 MAGNOLIA AVE	PSF WST RIVERSIDE LLC 6502 BLUE VALLEY LN DALLAS, TX 75214	273015	482.00
142-262-012 11095 MAGNOLIA AVE	PSF WST RIVERSIDE LLC 6502 BLUE VALLEY LN DALLAS, TX 75214	274801	427.00
142-262-012 11095 MAGNOLIA AVE	PSF WST RIVERSIDE LLC 6502 BLUE VALLEY LN DALLAS, TX 75214	274802	988.05
145-071-012 4601 CHALLEN AVE	SUDBRACK, THEODORE R 4601 CHALLEN AVE RIVERSIDE, CA 92503	276243	417.00
146-181-019 4965 LA SIERRA AVE	MARGART, KELVIN PO BOX 8686 RIVERSIDE, CA 92515	273871	4,342.00
146-181-019 4965 LA SIERRA AVE	MARGART, KELVIN PO BOX 8686 RIVERSIDE, CA 92515	274797	3,122.00

EXHIBIT A  
 DANGEROUS BUILDING ABATEMENT  
 FISCAL YEAR 2023-2024  
 JULY 16, 2024

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
210-210-014 1959 THORNTON ST	CALIXTRO ALVAREZ, JESUS / CALIXTRO, MARLEN 1959 THORNTON ST RIVERSIDE, CA 92507	273304	917.00
211-172-005 1960 LOMA VISTA ST #FRT	TRADEMARK MORTGAGE INC 387 MAGNOLIA AVE # 103-208 CORONA, CA 92879	271027	577.00
211-172-005 1960 LOMA VISTA ST #FRT	TRADEMARK MORTGAGE INC 387 MAGNOLIA AVE # 103-208 CORONA, CA 92879	274805	1,307.00
211-172-005 1960 LOMA VISTA ST #FRT	TRADEMARK MORTGAGE INC 387 MAGNOLIA AVE # 103-208 CORONA, CA 92879	274806	1,032.00
221-172-065 1835 MARTIN LUTHER KING BLVD	SANTOS CRIISTOPHER G ZECENA 8260 ARNETT ST DOWNEY, CA 90241	274803	927.00
230-133-021 7304 MAGNOLIA AVE	CF PROPERTIES ENTERPRISES INC 3205 MAGNOLIA AVE RIVERSIDE, CA 92504	267945	1,566.59
230-133-021 7304 MAGNOLIA AVE	CF PROPERTIES ENTERPRISES INC 3205 MAGNOLIA AVE RIVERSIDE, CA 92504	269838	617.00
246-181-017 577 W LA CADENA DR	CROCKETT ROBINA 60 WASHINGTON ST #6 WEAVERVILLE, CA 96063	275300	3,966.81
246-181-017 577 W LA CADENA DR	CROCKETT ROBINA 60 WASHINGTON ST #6 WEAVERVILLE, CA 96063	275301	874.82

EXHIBIT A  
 DANGEROUS BUILDING ABATEMENT  
 FISCAL YEAR 2023-2024  
 JULY 16, 2024

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
246-181-017 577 W LA CADENA DR	CROCKETT ROBINA 60 WASHINGTON ST #6 WEAVERVILLE, CA 96063	275519	462.00
246-181-017 577 W LA CADENA DR	CROCKETT ROBINA 60 WASHINGTON ST #6 WEAVERVILLE, CA 96063	275789	769.33
246-181-017 577 W LA CADENA DR	ANGEYLYNA & BROTHERS LLC 60 WASHINGTON ST #6 WEAVERVILLE, CA 96063	276130	621.69
276-110-015 375 E ALESSANDRO BLVD	MSCI 2007 IQ16 CA KMART 1601 WASHINGTON AVE STE 700 MIAMI BEACH, FL 33139	270508	848.67
TOTAL FOR EXHIBIT			26,814.35