

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE REPORT, ASSESSING THE COSTS AND ESTABLISHING LIENS AGAINST PARCELS OF REAL PROPERTY IN THE CITY OF RIVERSIDE RELATING TO UNPAID ADMINISTRATIVE COSTS PURSUANT TO CHAPTER 1.17 OF THE RIVERSIDE MUNICIPAL CODE.

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 Section 53069.4 of the Government Code authorizes the legislative body of a local agency to pass an ordinance that makes any violation of any ordinance enacted by the local agency subject to an administrative fine or penalty; and

WHEREAS pursuant to Section 53069.4 of the Government Code, the City of Riverside has enacted Chapter 1.17 of the Riverside Municipal Code to govern the imposition, enforcement, collection, and administrative review of assessed administrative costs; and

WHEREAS Section 36901 of the California Government Code and Section 2929.3 of the California Civil Code authorizes a city to impose administrative fines and penalties and for violations of city ordinances; 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 Riverside Municipal Code Section 1.17.300 authorizes the assessment of administrative costs as an additional code enforcement remedy; and

WHEREAS Riverside Municipal Code Section 1.17.300 authorizes the assessment of costs on a parcel for violations of any provision of the Municipal Code; and

WHEREAS Riverside Municipal Code Section 1.17.330 authorizes the assessment of any reasonable administrative costs as set forth in the itemized statement on the Administrative Civil Penalties Notice and order; and

1 WHEREAS Riverside Municipal Code Section 1.17.300 authorizes the Administrative
2 Hearing Officer, after review of the evidence, to issue an Administrative Enforcement Order
3 setting forth the terms for compliance as well as awarding administrative costs; and

4 WHEREAS Section 1.17.090 of the Riverside Municipal Code provides that
5 administrative costs shall be a debt to the City and subject to all remedies for debt collection as
6 allowed by law; and

7 WHEREAS Section 1.17.090 of the Riverside Municipal Code authorizes unpaid
8 administrative costs to be placed on the regular tax rolls for collection in the same manner as an
9 *ad valorem* tax without further hearing; and

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

12 NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
13 California, as follows:

14 Section 1: That Administrative Notice and Orders were sent to each owner of various
15 affected properties located within the City of Riverside advising each such property owner of the
16 violations, the remedial action required to permanently correct outstanding violations and the
17 time frames for completion.

18 Section 2: That after the time limit for compliance as set forth in such notice and order
19 expired, a Notice of Hearing was sent to each owner of various affected properties located within
20 the City of Riverside giving the property owner the opportunity to provide evidence and
21 testimony before the Administrative Hearing Officer.

22 Section 3: That the Administrative Hearing Officer has issued Administrative Costs to
23 each owner of the various affected properties located within the City of Riverside.

24 Section 4: That no appeals have been filed pursuant to Section 1.17.380 of the Riverside
25 Municipal Code.

26 Section 5: That invoices were sent to each affected property owner setting forth the costs
27 of abatement including the administrative costs.

28 Section 6: That it be and is hereby found and determined by the City Council that the

1 administrative costs assessed against parcels of land located within the City of Riverside
2 described in Exhibit "A," attached hereto and incorporated herein by this reference, were
3 assessed pursuant to Chapter 1.17 of the Riverside Municipal Code.

4 Section 7: That the report and accounting setting forth the charges was prepared in full
5 compliance with the applicable requirements of Chapter 1.17 of the Riverside Municipal Code
6 and is thereby in compliance with the laws pertaining to the levy of the subject costs and said
7 costs are based on the actual cost to abate the nuisance and is levied without regard to property
8 valuations.

9 Section 8: That the above-mentioned report and account be and the same is hereby
10 confirmed and the administrative costs on each of the parcels of land described in said Exhibit
11 "A," as said costs are set forth therein, be and the same are hereby charged and assessed as liens
12 upon the respective parcels of land, as such parcels are shown on the last available assessment
13 roll of the County of Riverside, to be collected for the 2025-2026 tax year.

14 Section 9: That the owner of each parcel of land described in Exhibit "A" be ordered to
15 pay said assessment as described therein as directed by the Tax Collector of the County of
16 Riverside.

17 Section 10: That the City Clerk shall prepare and file with the County Recorder and
18 County Auditor of the County of Riverside a certified copy of this resolution, including Exhibit
19 "A."

20 Section 11: That the administrative costs against any parcel listed in Exhibit "A"
21 assessed by this resolution and the lien created thereby shall be deemed discharged and released
22 upon the payment of said parcel of the property taxes for the tax year above noted.

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ADOPTED by the City Council this _____ day of _____, 2025.

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

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 _____, 2025, 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 _____, 2025.

DONESIA GAUSE
City Clerk of the City of Riverside

25-0768 SBM 06/02/25

EXHIBIT “A”

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT A
ADMINISTRATIVE COSTS
FISCAL YEAR 2024-2025
JULY 15, 2025

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
219-151-004 4746 VICTORIA AVE	DEUTSCHE BANK NATIONAL TRUST COMPANY/AMERI 5720 PREMIER PARK DR WEST PALM BEACH, FL 33407	278389	3,852.24
237-071-020 7426 EL SOL WAY	STEWART, SHERYL DIANE 7426 EL SOL WAY RIVERSIDE, CA 92504	278384	4,885.63
190-032-037 5835 MOUNTAIN VIEW AVE	GARCIA, BENITO & INEZ M GARCIA 4676 TEXAS ST RIVERSIDE, CA 92504	281262	4,015.72
193-144-010 8608 BASSWOOD AVE	ARII, JOHN Y JEANETTE M ARII 8608 BASSWOOD AVE RIVERSIDE, CA 92504-2829	278872	1,725.86
190-202-002 6457 JUANRO WAY	SWEANEY GERALDINE FAMILY TRUST / SWEANEY GER 6457 JUANRO WAY RIVERSIDE, CA 92504-1632	277093	2,461.58
189-043-013 6417 JURUPA AVE	DIAZ MOTA, SALVADOR & MARIA MOTA 6417 JURUPA AVE RIVERSIDE, CA 92504-1142	276971	2,945.12
191-321-020 3838 EVEREST AVE	OTA MANU MANU & OTA 3838 EVEREST AVE RIVERSIDE, CA 92503-3842	277095	1,590.52
151-350-012 7970 ORLANDO DR	MONTANEZ, ANTONIO / NORMA C CUEVAS 7970 ORLANDO DR RIVERSIDE, CA 92503-3044	277098	1,026.37
253-020-012 1550 UNIVERSITY AVE	QIN, STEVEN ZHI / HUANT RUILIAN 17700 CASTLETON ST STE 49 ROWLAND HEIGHTS, CA 91748-5845	281260	3,454.41

EXHIBIT A
ADMINISTRATIVE COSTS
FISCAL YEAR 2024-2025
JULY 15, 2025

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
210-150-023 2710 DURAHART ST	TRAN, ANDY PHAT 905 N CUMMINGS RD COVINA, CA 91724-2038	278876	3,019.40
150-140-001 10648 CYPRESS AVE	PELAYO, MARTIN P / PELAYO / PELAYO NOE 10648 CYPRESS AVENUE RIVERSIDE. CA 92505	277628	5,644.89
206-100-037 3389 CAMBRIA CT	DAVILA, MARIO AND MARIBEL 3389 CAMBRIA CT RIVERSIDE. CA 92501-1488	278664	997.09
149-090-036 11047 CYPRESS AVE	PEREA, ANTHONY ARTURO 11047 CYPRESS AVE RIVERSIDE. CA 92505-2373	277988	1,457.02
155-280-011 6700 DOOLITTLE AVE	HERMILO CERV, MONDRAGON RUBEN 8053 BLUFF VIEW LN EASTVALE, CA 92880	278391	2,647.89
251-234-011 3431 MT VERNON AVE	PACIFIC CONFERENCE OF THE BRETHREN IN CHRIST PO BOX 4158 RIVERSIDE, CA 92514-4158	278665	2,160.98
221-110-020 2307 GEORGIA ST	FIGUEROA, FRANCISCO A & LUPE 2307 GEORGIA ST RIVERSIDE, CA 92507-5110	278673	2,160.98
151-121-008 8517 TREY AVE	JOSE M & MARTHA PENA 8517 TREY AVE RIVERSIDE, CA 92503-1880	278873	981.35
211-046-005 1916 MINNESOTA ST	B AND G MANAGEMENT 4790 IRVINE BLVD STE 105 IRVINE, CA 92620-1998	279062	2,746.04

EXHIBIT A
ADMINISTRATIVE COSTS
FISCAL YEAR 2024-2025
JULY 15, 2025

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
222-051-023 2207 ELSINORE RD	ZIMMERMAN, JOYCE G 2207 ELSINORE RD RIVERSIDE, CA 92506-1536	279063	1,611.14
218-183-009 4242 ROSEWOOD PL	LEREW TRUST DTD 0 / 22/ DAVID ALAN LEREW 2695 WINTERTREE CT RIVERSIDE, CA 92506-5149	279695	5,876.26
221-091-044 2541 PENNSYLVANIA AVE	PALMER, ALVIN C / MILLER, ALEC D 2541 PENNSYLVANIA AVE RIVERSIDE, CA 92507-5723	281255	2,257.34
149-150-025 5995 KINGS RANCH RD	MUNGUIA RAMIREZ, LIZETH / MUNGUIA RAMIREZ, F/	281263	2,968.51
	5995 KINGS RANCH RD RIVERSIDE, CA 92505		
191-175-003 8570 GLENCOE DR	MAGALLANES, EFRAIN & EMMA MEJIA, PAUL O 8570 GLENCOE DR RIVERSIDE, CA 92504-2316	281265	3,229.62
219-126-002 4800 PARK AVE	BASILIO, JERRY 2888 DATE ST RIVERSIDE, CA 92507-5612	281319	2,307.06
187-250-012 5924 FREMONT ST	NERC LLC 13764 SLOVER AVE FONTANA, CA 92337-7067	279876	2,695.00
TOTAL FOR EXHIBIT			68,718.02