

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 civil penalties to be placed on the regular tax rolls for collection in the same
21 manner as an ad valorem tax; and

22 WHEREAS, a public hearing was held on July 14, 2014 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 owner's 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 2015/2016 tax year.

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

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

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

10 ADOPTED by the City Council this _____ day of _____, 2015.

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12 _____
13 William Rusty Bailey III
14 Mayor of the City of Riverside

15 Attest:

16 _____
17 Colleen J. Nicol
18 City Clerk of the City of Riverside
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1 I, Colleen J. Nicol, 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 ____, 2015, 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 ____, 2015.

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12 Colleen J. Nicol
13 City Clerk of the City of Riverside
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25 CA15-0833
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EXHIBIT A
DANGEROUS BUILDING ABATEMENT
FISCAL YEAR 2014-2015
JULY 14, 2015

APN/ADDRESS	CUSTOMER NAME	INVOICE	AMOUNT DUE
138-403-005 10366 SEMINOLE P	LAPORTA, JOHN ANTHONY & KIM 4985 MIDWAY RD VACAVILLE CA 95688	224966	\$367.00
141-173-047 4951 TULSA AVE	PALMERIN FAMILY TRUST, MARGARET 4951 TULSA AVE RIVERSIDE CA 92505	223980	\$2,107.00
149-340-023 10547 GRAMERCY	ARAGON, DAVID 10547 GRAMERCY PL RIVERSIDE CA 92505	223865	\$367.00
155-241-001 8632 VIA NORTE DR	METLIFE HOME LOANS 1555 W WALNUT HILL LN #200 IRVING TX 75038	219263	\$432.00
155-241-001 8632 VIA NORTE DR	METLIFE HOME LOANS 1555 W WALNUT HILL LN #200 IRVING TX 75038	221912	\$1,507.00
155-241-001 8632 VIA NORTE DR	METLIFE HOME LOANS 1555 W WALNUT HILL LN #200 IRVING TX 75038	223603	\$537.86
155-241-001 8632 VIA NORTE DR	METLIFE HOME LOANS 1555 W WALNUT HILL LN #200 IRVING TX 75038	223987	\$432.00
190-253-011 5358 SCOTT AVE	FEDERAL NATL MTG ASSN FNMA 14221 DALLAS PKWY #1000 DALLAS TX 75254	224506	\$2,743.47
191-102-010 8715 PEMBROKE A	OCWEN LN SERVICING LLC 1661 WORTHINGTON ROAD #100 WEST PALM BEACH FL 33409	222435	\$452.67
191-102-010 8715 PEMBROKE A	OCWEN LN SERVICING LLC 1661 WORTHINGTON ROAD #100 WEST PALM BEACH FL 33409	223867	\$1,722.00

APN/ADDRESS	CUSTOMER NAME	INVOICE	AMOUNT DUE
191-102-010 8715 PEMBROKE A	OCWEN LN SERVICING LLC 1661 WORTHINGTON ROAD #100 WEST PALM BEACH FL 33409	223868	\$632.00
191-102-010 8715 PEMBROKE A	OCWEN LN SERVICING LLC 1661 WORTHINGTON ROAD #100 WEST PALM BEACH FL 33409	224976	\$507.00
193-185-013 4140 MANCHESTER	US BANK NA TRUST 2011-1 425 WALNUT STREET CINCINNATI OH 45202	223986	\$367.00
193-231-013 3872 MANCHESTER	REYNOLDS, ARBURDEN A 3872 MANCHESTER PL RIVERSIDE CA 92503	224982	\$367.00
193-313-007 8570 HARMONY LN	EVERBANK 301 W BAY ST JACKSONVILLE FL 32202	222428	\$367.00
206-050-024 4011 COLUMBIA AV	OLIVAS, JESSICA 835 PARTHER AVE WALNUT CA 91789	224977	\$1,392.00
206-050-024 4011 COLUMBIA AV	OLIVAS, JESSICA 835 PARTHER AVE WALNUT CA 91789	224978	\$367.00
206-050-024 4011 COLUMBIA AV	OLIVAS, JESSICA 835 PARTHER AVE WALNUT CA 91789	224979	\$452.00
209-121-009 3470 RUSSELL ST	WELLS FARGO BANK NA 3476 STATEVIEW BLVD FORT MILL SC 29715	220382	\$432.00
209-122-007 3368 SPRUCE ST	CHRISTIANA TRUST A DIVISION OF WILMINGTON SAVINGS FU WEST PALM BEACH FL 33409	223866	\$432.00
209-231-010 3063 LIME ST	DEVENTURE HOLDINGS LLC 136 N GRAND AVE #312 WEST COVINA CA 91791	221080	\$732.00

APN/ADDRESS	CUSTOMER NAME	INVOICE	AMOUNT DUE
209-231-010 3063 LIME ST	DEVENTURE HOLDINGS LLC 136 N GRAND AVE #312 WEST COVINA CA 91791	222430	\$1,982.00
209-231-010 3063 LIME ST	DEVENTURE HOLDINGS LLC 136 N GRAND AVE #312 WEST COVINA CA 91791	224969	\$3,707.00
210-042-013 1975 MILTON ST	BRAJ FAMILY TRUST 12150-3 RAMONA AVE SUITE 124 CHINO CA 91710	224628	\$1,596.14
210-071-026 2027 THORNTON S	ARELLANO, JUDY L 2027 THORNTON ST RIVERSIDE CA 92507	220374	\$2,307.00
210-071-026 2027 THORNTON S	ARELLANO, JUDY L 2027 THORNTON ST RIVERSIDE CA 92507	220384	\$907.00
210-180-003 2525 KANSAS AVE	HJM 4521 E BOND AVE ORANGE CA 92869	223869	\$1,057.00
211-181-016 1797 7TH ST	SANCHEZ, ELOY H 1787 7TH STREET RIVERSIDE CA 92507	220506	\$2,062.00
217-060-010 4415 BROCKTON A	B & B ECONOMIC DEV LLC 6877 MAGNOLIA AVE RIVERSIDE CA 92506	220372	\$676.77
217-060-014 4481 BROCKTON A	SHEA, BETSY CAMPBELL AND ROBIN CA PO BOX 222903 CARMEL CA 93922	220590	\$398.00
217-060-014 4481 BROCKTON A	SHEA, BETSY CAMPBELL AND ROBIN CA PO BOX 222903 CARMEL CA 93922	221910	\$1,291.70
217-060-014 4481 BROCKTON A	SHEA, BETSY CAMPBELL AND ROBIN CA PO BOX 222903 CARMEL CA 93922	223204	\$1,233.25

APN/ADDRESS	CUSTOMER NAME	INVOICE	AMOUNT DUE
217-232-024 4126 HIGHLAND PL	TINDER, SHERRIL A & ROBERT W SMITH 4126 HIGHLAND PL RIVERSIDE CA 92506	223597	\$657.00
219-131-025 2795 DENTON ST	GREEN, HERBERT 2795 DENTON STREET RIVERSIDE CA 92507	220586	\$485.18
219-142-014 2751 IRIS ST	OSBORNE, ERON C & GUSSIE WINTERS 2751 IRIS ST RIVERSIDE CA 92507	220453	\$467.00
221-024-015 2259 10TH ST	DURAN, LUIS F PO BOX 5673 CALEXICO CA 92232	221055	\$2,157.96
221-024-015 2259 10TH ST	DURAN, LUIS F PO BOX 5673 CALEXICO CA 92232	224507	\$1,131.90
221-024-015 2259 10TH ST	DURAN, LUIS F PO BOX 5673 CALEXICO CA 92232	224630	\$995.87
221-024-015 2259 10TH ST	DURAN, LUIS F PO BOX 5673 CALEXICO CA 92232	224989	\$367.00
221-024-015 2259 10TH ST	DURAN, LUIS F PO BOX 5673 CALEXICO CA 92232	225414	\$395.78
221-024-015 2259 10TH ST	DURAN, LUIS F PO BOX 5673 CALEXICO CA 92232	225616	\$532.00
221-024-015 2259 10TH ST	DURAN, LUIS F PO BOX 5673 CALEXICO CA 92232	225617	\$382.00
227-031-020 4475 CANTERBURY	HUSPEK, JOHN C 4475 CANTERBURY RD RIVERSIDE CA 92504	222426	\$577.00

APN/ADDRESS	CUSTOMER NAME	INVOICE	AMOUNT DUE
229-134-001 3270 RONALD ST	BEAVER, KENNETH & ALICE 3270 RONALD STREET RIVERSIDE CA 92506	224967	\$382.00
229-134-002 6781 VIVIAN WAY	ESPARZA, MIGUEL AND ISABEL 3825 CRESTMORE #479 RIVERSIDE CA 92506	221360	\$452.67
229-134-002 6781 VIVIAN WAY	ESPARZA, MIGUEL AND ISABEL 3825 CRESTMORE #479 RIVERSIDE CA 92506	224970	\$432.00
230-090-004 3490 MADISON ST	PRP INV. MADISON 415 29TH ST NEWPORT BEACH CA 92663	225623	\$557.00
230-255-001 7554 EVANS ST	RAFAEL CHAVEZ & PEDRO COBOS 7554 EVANS ST RIVERSIDE CA 92504	219981	\$928.00
233-021-010 3731 FARNHAM PL	WELLS FARGO BANK NA PO BOX 5128 SIOUX FALLS SD 57117	219984	\$541.81
233-262-004 9369 AEGEAN DR	PELTON, AGNES M 9369 AEGEAN DR RIVERSIDE CA 92503	223598	\$707.00
233-262-004 9369 AGEAN DR	PELTON, AGNES M 9369 AEGEAN DR RIVERSIDE CA 92503	225412	\$878.27
233-262-004 9369 AEGEAN DR	PELTON, AGNES M 9369 AEGEAN DR RIVERSIDE CA 92503	225620	\$432.00
234-182-004 10050 FOX ST	015 SKY LLC 3410 LA SIERRA AVE #450 RIVERSIDE CA 92503	225621	\$1,607.00
234-283-002 2982 BUTTERFIELD	SOUTHERN, JOSEPH J & SUSAN 2982 BUTTERFIELD RD RIVERSIDE CA 92503	224987	\$632.00

APN/ADDRESS	CUSTOMER NAME	INVOICE	AMOUNT DUE
235-061-013 2969 MOLLY ST	MARTINEZ, FRANCISCO 2969 MOLLY ST RIVERSIDE CA 92506	224502	\$1,173.03
243-150-025 6330 CENTURY HIL	XU, LIN CHUN 6330 CENTURY HILL DR RIVERSIDE CA 92506	225618	\$2,157.00
246-200-038 736 FOREST PARK	IBARRA, SALVADOR & YADIRA A 736 FOREST PARK D RIVERSIDE CA 92501	221673	\$2,074.23
246-242-003 860 CLARK ST	NGUYEN, MAI 860 CLARK ST R RIVERSIDE CA 92501	225416	\$1,975.44
250-190-042 1333 UNIVERSITY A	RIVERSIDE PARTNERSHIP 8651 MADRONE AVE RANCHO CUCAMONGA CA 91730	224901	\$412.00
250-190-042 1333 UNIVERSITY A	RIVERSIDE PARTNERSHIP 8651 MADRONE AVE RANCHO CUCAMONGA CA 91730	224983	\$1,122.00
250-190-042 1333 UNIVERSITY A	RIVERSIDE PARTNERSHIP 8651 MADRONE AVE RANCHO CUCAMONGA CA 91730	224984	\$582.00
250-190-042 1333 UNIVERSITY A	RIVERSIDE PARTNERSHIP 8651 MADRONE AVE RANCHO CUCAMONGA CA 91730	224985	\$607.00
250-190-042 1333 UNIVERSITY A	RIVERSIDE PARTNERSHIP 8651 MADRONE AVE RANCHO CUCAMONGA CA 91730	225619	\$482.00
252-093-009 1580 PHELAM PL	HUFFMAN, RICHARD E 212 E GRAND BLVD CORONA CA 92879	224899	\$1,042.50
272-171-008 264 ALERWOOD W	BARTLETT, RICHARD J 264 ALDERWOOD WAY RIVERSIDE CA 92506	219982	\$519.64

APN/ADDRESS	CUSTOMER NAME	INVOICE	AMOUNT DUE
272-171-008 264 ALERWOOD W	BARTLETT, RICHARD J 264 ALDERWOOD WAY RIVERSIDE CA 92506	223599	\$1,230.72
276-291-005 8039 RALSTON PL	ROSEBOROUGH, LLOYD P O BOX 7986 RIVERSIDE CA 92513	224631	\$851.84
294-541-009 8949 TREE FARM L	SOTO, RUTH 8949 TREE FARM LN RIVERSIDE CA 92508	224990	\$367.00
TOTAL FOR EXHIBIT			\$64,227.70