

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 12, 2016 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 2016/2017 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 \_\_\_\_\_, 2016.

11  
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 \_\_\_\_, 2016, 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 \_\_\_\_, 2016.

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11 \_\_\_\_\_  
12 Colleen J. Nicol  
13 City Clerk of the City of Riverside  
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25 CA16-0735  
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EXHIBIT A  
DANGEROUS BUILDING ABATEMENT  
FISCAL YEAR 2015-2016  
JULY 12, 2016

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
143-100-009 10330 COOK AVE	MBA GLOBAL LLC 713 W DUARTE RD #G885 ARCADIA, CA 91007	231556	2,617.00
143-314-002 10768 MERCER AVE	NAGINIS, BERNARD 10768 MERCER AVE RIVERSIDE, CA 92505	231206	411.74
142-262-012 11095 MAGNOLIA AVE	ATALLAH, ELIAS 2283 KEEPSAKE CT RIVERSIDE, CA 92503	231566	659.99
252-220-040 1190 ATWATER AVE	LINDHOLM, FRANK A 1127 18TH ST APT#2 SANTA MONICA, CA 90403	231557	2,542.00
266-091-007 18828 WOODCREST LN	CARBAJAL, DESIREE A 18828 WOODCREST LN RIVERSIDE, CA 92508	231448	1,194.07
253-112-001 220 W BIG SPRINGS RD	BETTERLIFE MANAGEMENT LLC 2991 SPRUCE CT ARCADIA, CA 91006	226173	882.00
221-200-003 2390 PROSPECT AVE	LAKEVIEW LN SERVICING LLC 4425 PONCE DE LEON BLVD 4TH FLOOR CORAL GABLES, FL 33146	231755	1,527.33
219-204-006 2850 WOODBINE ST	BAKER, FLORIDA HARMISON 2302 EL TORO CIRCLE HEMET, CA 92545	231446	1,669.83
233-263-030 2952 CONSTELLATION PL	HARRELL, ONETA 10364 VICTORIA AVE RIVERSIDE, CA 92503	226942	531.23

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
233-263-030 2952 CONSTELLATION PL	HARRELL, ONETA 10364 VICTORIA AVE RIVERSIDE, CA 92503	228759	742.00
209-231-009 3049 LIME ST	DEVENTURE HOLDINGS LLC 136 N GRAND AVE # 312 WEST COVINA, CA 91791	2306771	482.00
213-021-004 3189 MARKET ST	RECODO OPERATING CO LLC 27611 LA PAZ RD #206 LAGUNA NIGUEL, CA 92677	231005	432.00
213-060-012 3230 VINE ST	3RD & VINE LLC 32823 TEMECULA PKWY TEMECULA, CA 92592	231751	1,025.72
229-134-001 3270 RONALD ST	US BANK NA SERIES 10560 PORTAL RD ATASCADERO, CA 93422	231775	1,388.83
251-232-007 3375 INVERNESS ST	GOSS, DARRELL W & FRED A J 3375 INVERNESS ST RIVERSIDE, CA 92501	229636	235.00
231-133-009 3511 BYRNHURST DR	SALINAS, MARK & JANET 3511 BRYNHURST DR RIVERSIDE, CA 92504	230684	1,056.02
217-191-035 3909 LARCHWOOD PL	CARRINGTON MORTGAGE SERVICES INC 1610 E SAINT ANDREWS PL # B150 SANTA ANA, CA 92705	228756	777.00
206-050-024 4011 COLUMBIA AVE	OLIVAS, JESSICA 835 PARTHER AVE WALNUT, CA 91789	230672	2,307.00

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
206-050-024 4011 COLUMBIA AVE	OLIVAS, JESSICA 835 PARTHER AVE WALNUT, CA 91789	230673	807.00
206-050-024 4011 COLUMBIA AVE	OLIVAS, JESSICA 835 PARTHER AVE WALNUT, CA 91789	231558	582.00
206-050-024 4011 COLUMBIA AVE	OLIVAS, JESSICA 835 PARTHER AVE WALNUT, CA 91789	231559	632.00
193-201-014 4051 BEL AIR ST	SMITH, HARRISON R & NORA DEHART 5711 WHITE OAK CV SAN ANTONIO, TX 78253	230685	799.14
215-050-021 4063 PINE ST	SANCHEZ, GABRIELLA 8780 19TH ST # 204 ALTA LOMA, CA 91701	228630	1,093.67
215-050-021 4063 PINE ST	SANCHEZ, GABRIELLA 8780 19TH ST # 204 ALTA LOMA, CA 91701	229115	1,445.00
218-241-017 4087 GARDEN HOME CT	DEJONCKHEERE, JACOB A & RUTH A 16160 SUTTLES DR RIVERSIDE, CA 92504	231567	832.00
193-182-001 4195 NESSEL ST	FLORENCE, THOMAS E & CHERYL M 4195 NESSEL ST RIVERSIDE, CA 92503	231777	561.76
214-292-016 4199 9TH ST	TRUCK PARTS INC 4199 9TH ST RIVERSIDE, CA 92501	230669	644.85

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
214-292-016 4199 9TH ST	TRUCK PARTS INC 4199 9TH ST RIVERSIDE, CA 92501	229633	1,007.00
215-212-001 4290 EL DORADO ST	BOWEN, RICHARD & CINDI 4290 EL DORADO ST RIVERSIDE, CA 92501	220587	380.94
215-212-001 4290 EL DORADO ST	BOWEN, RICHARD & CINDI 4290 EL DORADO ST RIVERSIDE, CA 92501	223601	779.66
215-212-001 4290 EL DORADO ST	BOWEN, RICHARD & CINDI 4290 EL DORADO ST RIVERSIDE, CA 92501	225417	419.41
215-212-001 4290 EL DORADO ST	BOWEN, RICHARD & CINDI 4290 EL DORADO ST RIVERSIDE, CA 92501	225624	782.46
215-212-001 4290 EL DORADO ST	BOWEN, RICHARD & CINDI 4290 EL DORADO ST RIVERSIDE, CA 92501	228757	367.00
215-212-001 4290 EL DORADO ST	BOWEN, RICHARD & CINDI 4290 EL DORADO ST RIVERSIDE, CA 92501	224968	507.00
215-071-007 4291 11TH ST	INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL 4291 11TH ST RIVERSIDE, CA 92501	230184	1,229.21
215-071-007 4291 11TH ST	INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL 4291 11TH ST RIVERSIDE, CA 92501	231441	509.56



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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
227-031-020 4475 CANTERBURY RD	HUSPEK, JOHN C 4475 CANTERBURY RD RIVERSIDE, CA 92504	227238	2,357.00
227-031-020 4475 CANTERBURY RD	HUSPEK, JOHN C 4475 CANTERBURY RD RIVERSIDE, CA 92504	227239	1,034.00
227-031-020 4475 CANTERBURY RD	HUSPEK, JOHN C 4475 CANTERBURY RD RIVERSIDE, CA 92504	228755	934.00
227-031-020 4475 CANTERBURY RD	HUSPEK, JOHN C 4475 CANTERBURY RD RIVERSIDE, CA 92504	230674	1,334.00
227-031-020 4475 CANTERBURY RD	HUSPEK, JOHN C 4475 CANTERBURY RD RIVERSIDE, CA 92504	230994	646.12
227-031-020 4475 CANTERBURY RD	HUSPEK, JOHN C 4475 CANTERBURY RD RIVERSIDE, CA 92504	229639	607.00
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	227240	607.00
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	227241	582.00
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	230450	518.30

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214-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	230451	405.68
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	230670	123.68
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	230671	220.24
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	229641	1,157.00
217-060-014 4481 BROCKTON AVE	WAHL, RACHEL 9500 CENTER ST APT#25 CARMEL, CA 93923	231560	250.00
147-251-019 4760 TYLER ST	ESTRADA, MARIO & ESPERANZA ROJAS 11796 HAZELDELL DR RIVERSIDE, CA 92505	226191	2,158.58
147-251-019 4760 TYLER ST	ESTRADA, MARIO & ESPERANZA ROJAS 11796 HAZELDELL DR RIVERSIDE, CA 92505	227563	600.65
217-093-001 4779 TEQUESQUITE AVE	VANOWEN HOLDINGS 11752 SAN VICENTE BLVD LOS ANGELES, CA 90042	226941	615.06
217-093-001 4779 TEQUESQUITE AVE	VANOWEN HOLDINGS 11752 SAN VICENTE BLVD LOS ANGELES, CA 90042	227242	482.00

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
226-031-024 5044 JURUPA AVE	GARDNER, MYRA PEARL PO BOX 205 RIVERSIDE, CA 92502	231753	380.94
146-152-024 5055 ROSE AVE	CLAASIC LLC 16999 GREEN ASH ST FONTANA, CA 92337	231004	1,057.00
146-152-024 5055 ROSE AVE	CLAASIC LLC 16999 GREEN ASH ST FONTANA, CA 92337	231564	382.00
147-110-054 5175 TYLER ST	BRECKENRIDGE PROPERTY FUND 2015 LLC 2015 MANHATTAN BEACH BLVD #100 REDONDO BEACH, CA 90278	231447	1,678.80
190-340-018 5369 ARLINGTON AVE	MALEKZADELT, ASADOLAK & SHEIDA MOHAMMADIZ 8502 CABIN PL RIVERSIDE, CA 92508	230995	906.75
190-340-018 5369 ARLINGTON AVE	MALEKZADELT, ASADOLAK & SHEIDA MOHAMMADIZ 8502 CABIN PL RIVERSIDE, CA 92508	230996	832.00
149-350-014 5515 BUSHNELL AVE	BURCH, JB & PEARL B 9662 VELARDO DR HUNTINGTON BEACH, CA 92646	225757	509.56
149-350-014 5515 BUSHNELL AVE	BURCH, JB & PEARL B 9662 VELARDO DR HUNTINGTON BEACH, CA 92646	227397	654.52
151-214-015 5646 CHALLEN AVE	GARCIA, DENNIS D. 7339 YSMAEL VILLEGAS ST RIVERSIDE, CA 92504	231450	755.42

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190-231-016 5694 CENTRAL AVE	SMITH, MICHAEL & CHRISTINA 5694 CENTRAL AVE RIVERSIDE, CA 92504	231449	524.66
149-133-009 5757 BOLIVAN ST	MG CAPITAL GROUP INC 19200 VON KARMON AVE # 5TH FLOOR IRVINE, CA 92612	226180	1,259.00
149-133-009 5757 BOLIVAR ST	MG CAPITAL GROUP INC 19200 VON KARMON AVE # 5TH FLOOR IRVINE, CA 92612	226842	432.00
149-133-009 5757 BOLIVAR ST	MG CAPITAL GROUP INC 19200 VON KARMON AVE # 5TH FLOOR IRVINE, CA 92612	231001	637.00
149-133-009 5757 BOLIVAR ST	MG CAPITAL GROUP INC 19200 VON KARMON AVE # 5TH FLOOR IRVINE, CA 92612	226176	3,089.52
218-282-007 5826 MAGNOLIA AVE	FEDERAL HOME LOAN MORTGAGE CORP 1410 SPRING HILL RD MC LEAN, VA 22101	231140	682.00
218-070-043 5876 GRAND AVE	VAN GOSSEN, JACK & GOSSEN BRIDGET FALLON 5876 GRAND AVE RIVERSIDE, CA 92504	228628	1,002.77
218-070-043 5876 GRAND AVE	VAN GOSSEN, JACK & GOSSEN BRIDGET FALLON 5876 GRAND AVE RIVERSIDE, CA 92504	229114	848.56
235-233-045 6267 LINCOLN AVE	BENSON, CARL R 2380 PERFORMANCE DR #C RICHARDSON, TX 75082	229981	795.49

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
235-233-045 6267 LINCOLN AVE	BENSON, CARL R 2380 PERFORMANCE DR #C RICHARDSON, TX 75082	229634	2,682.00
150-062-020 6320 JONES AVE	RAMOS, MANUEL 250 CROSS RAIL LN NORCO, CA 92860	229118	537.00
226-263-030 6650 CALVIN CT	SHADER, FRED R & SANDRA V 6650 CALVIN CT RIVERSIDE, CA 92506	229983	861.59
226-263-030 6650 CALVIN CT	SHADER, FRED R & SANDRA V 6650 CALVIN CT RIVERSIDE, CA 92506	231565	1,883.59
154-270-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	230678	2,107.00
154-270-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	230999	532.00
154-270-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	231000	882.00
154-270-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	231756	409.58
189-230-017 6814 NEIL ST	CHILA, GREG P.O. BOX 456 CORONA DEL MAR, CA 92625	229640	402.00

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
241-220-035 6960 WYNDHAM HILL DR	SAMI, AHMAD 6960 WYNDHAM HILL DR RIVERSIDE, CA 92506	230182	2,018.00
230-020-009 7857 POTOMAC ST	OJEDA, MIKE & EMMA 7857 POTOMAC ST RIVERSIDE, CA 92504	230675	910.06
233-262-004 9369 AEGEAN DR	PELTON, AGNES M 9369 AEGEAN DR RIVERSIDE, CA 92503	226190	582.00
233-262-004 9369 AEGEAN DR	PELTON, AGNES M 9369 AEGEAN DR RIVERSIDE, CA 92503	228758	367.00
TOTAL FOR EXHIBIT			79,094.54