

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 THEREFORE
6 AND ESTABLISHING LIENS AGAINST THE PARCELS OF REAL
7 PROPERTY INVOLVED PURSUANT TO THE PROVISIONS OF
8 THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
9 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 11, 2017 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 2017/2018 tax year.

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 ____, 2017, 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 ____, 2017.

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11 _____
12 COLLEEN J. NICOL
13 City Clerk of the City of Riverside
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25 CA17-0769
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EXHIBIT A
DANGEROUS BUILDING ABATEMENT
FISCAL YEAR 2016-2017
JULY 11, 2017

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
209-101-001 2450 MARKET ST	VANOWEN HOLDINGS LLC 11747 SAN VICENTE BLVD LOS ANGELES, CA 90049	234202	382.00
210-180-003 2525 KANSAS AVE	HJM 4521 E BOND AVE ORANGE, CA 92869	234459	581.75
219-142-014 2751 IRIS ST	WINTERS, ERON C OSBORNE & GUSSIE 2751 IRIS ST RIVERSIDE, CA 92507	235556	861.72
219-142-014 2751 IRIS ST	WINTERS, ERON C OSBORNE & GUSSIE 2751 IRIS ST RIVERSIDE, CA 92507	235557	394.50
211-234-007 2875 14TH STREET	JANAN DESIGN INC 20687 AMAR RD #2334 WALNUT, CA 91789	232813	1,083.70
211-234-007 2875 14TH STREET	JANAN DESIGN INC 20687 AMAR RD #2334 WALNUT, CA 91789	233567	985.67
211-234-007 2875 14TH STREET	JANAN DESIGN INC 20687 AMAR RD #2334 WALNUT, CA 91789	233206	419.09
219-123-002 2886 CRIDGE ST	MAYWEATHER, VELMA LEE 8566 WINDING WAY FAIR OAKS, CA 95628	237008	503.28
209-231-009 3049 LIME ST	DEVENTURE HOLDINGS LLC 136 N GRAND AVE # 312 WEST COVINA, CA 91791	233208	432.00

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
213-131-008 3394 MULBERRY ST	HDMG INVESTMENTS 8780 19TH STREET #148 RANCHO CUCAMONGA, CA 91701	234432	607.00
213-131-008 3394 MULBERRY ST	HDMG INVESTMENTS 8780 19TH STREET #148 RANCHO CUCAMONGA, CA 91701	234433	982.00
225-250-006 3532 CENTRAL AVE	RAVAZ 3532 CENTRAL AVE RIVERSIDE, CA 92506	236555	896.69
225-250-006 3532 CENTRAL AVE	RAVAZ 3532 CENTRAL AVE RIVERSIDE, CA 92506	236556	643.46
225-250-006 3532 CENTRAL AVE	RAVAZ 3532 CENTRAL AVE RIVERSIDE, CA 92506	237030	554.71
225-250-006 3532 CENTRAL AVE	RAVAZ 3532 CENTRAL AVE RIVERSIDE, CA 92506	237031	1,322.18
213-181-011 3545 MARKET ST	DAVIDSON, CHARLOTTE C/O CURTIS E KNUDSON 180 N RIVERVIEW DR ANAHEIM, CA 92808	233709	395.78
213-181-009 3555 MARKET ST	ASK VENTURES LLC 14252 CULVER DR A-358 C/O ATMAN KADAKIA IRVINE, CA 92618	233203	502.00
213-181-004 3558 FAIRMOUNT BLVD	ASK VENTURES LLC 14252 CULVER DR A-358 C/O ATMAN KADAKIA IRVINE, CA 92618	233204	672.00

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
193-313-016 3815 MELODY LN	DE JONCKHEERE, JACOB ANTHONY & RUTH AGNESS 3815 MELODY LN RIVERSIDE, CA 92504	228151	884.40
214-142-013 3909 5TH ST	HO, SUI & SUI FONG CHOU 151 FEILDCREST DR DALY CITY, CA 94015	236021	1,939.04
218-241-007 4077 GARDEN HOME CT	DEJONCKHEERE, JACOB A & RUTH A 16160 SUTTLES DR RIVERSIDE, CA 92504	232283	367.00
218-241-017 4087 GARDEN HOME CT	DEJONCKHEERE, JACOB A & RUTH A 16160 SUTTLES DR RIVERSIDE, CA 92504	231567	557.00
218-241-017 4087 GARDEN HOME CT	DEJONCKHEERE, JACOB A & RUTH A 16160 SUTTLES DR RIVERSIDE, CA 92504	232282	357.00
218-241-017 4087 GARDEN HOME CT	DEJONCKHEERE, JACOB A & RUTH A 16160 SUTTLES DR RIVERSIDE, CA 92504	234660	105.00
218-241-017 4087 GARDEN HOME CT	DEJONCKHEERE, JACOB A & RUTH A 16160 SUTTLES DR RIVERSIDE, CA 92504	232464	432.00
214-302-011 4173 10TH ST	BIBBY, CLARA L TRUST 4173 10TH ST RIVERSIDE, CA 92501	236648	545.89
214-302-011 4173 10TH ST	BIBBY, CLARA L TRUST 4173 10TH ST RIVERSIDE, CA 92501	237007	519.53

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
193-182-001 4195 NESSELL ST	FLORENCE, THOMAS E & CHERYL M 4195 NESSEL ST RIVERSIDE, CA 92503	232277	432.00
193-182-001 4195 NESSELL ST	FLORENCE, THOMAS E & CHERYL M 4195 NESSEL ST RIVERSIDE, CA 92503	234940	607.97
215-071-007 4291 11TH ST	INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL 4291 11TH ST RIVERSIDE, CA 92501	236116	400.85
193-075-003 4395 MONTICELLO AVE	EATON, RICHARD & GENEVIEVE 4395 MONTICELLO AVE RIVERSIDE, CA 92503	234634	2,272.00
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	231957	588.64
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	232279	85.34
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	232814	367.34
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	232816	422.81
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	234172	882.00

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217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	234175	843.48
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	234659	345.00
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	236020	1,291.53
217-060-014 4481 BROCKTON AVE	SHEA, BETSY CAMPBELL & ROBIN PO BOX 222903 CARMEL, CA 93922	233714	497.00
217-060-014 4481 BROCKTON AVE	SHEA, MATTHEW 18190 CACHAGUA ROAD CARMEL VALLEY, CA 93924	236270	652.92
217-060-014 4481 BROCKTON AVE	SHEA, MATTHEW 18190 CACHAGUA ROAD CARMEL VALLEY, CA 93924	237021	857.37
218-112-010 4682 BANDINI AVE	BEECHER, WILLIAM TRUST 4682 BANDINI AVE RIVERSIDE, CA 92506	234954	2,682.00
218-112-010 4682 BANDINI AVE	BEECHER, WILLIAM TRUST 4682 BANDINI AVE RIVERSIDE, CA 92506	235658	1,125.97
218-112-010 4682 BANDINI AVE	BEECHER, WILLIAM TRUST 4682 BANDINI AVE RIVERSIDE, CA 92506	235659	587.06

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218-112-010 4682 BANDINI AVE	BEECHER, WILLIAM TRUST 4682 BANDINI AVE RIVERSIDE, CA 92506	235661	702.88
207-022-004 4750 INDIAN HILL RD	JACR & NEHEMIAN POWER INV 9007 MEL DAR AVE DOWNEY, CA 90240	236025	560.90
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	234636	764.40
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	234637	737.12
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	234638	2,338.92
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	234941	1,902.00
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	236027	1,280.99
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	237023	509.73
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	237024	605.16

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147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	237025	941.45
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	237026	1,946.35
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	237027	1,001.29
147-150-029 4877 MITCHELL AVE	BALLESTEROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	235549	1,706.71
147-150-029 4877 MITCHELL AVE	BALLESTROS, ARTURO 4877 MITCHELL AVE RIVERSIDE, CA 92505	234195	2,734.94
219-222-027 5349 OLIVEWOOD AVE	NI FAMILY 2006 TRUST 145 CLOUDBREAK IRVINE, CA 92618	237029	435.34
190-340-018 5369 ARLINGTON AVE	MALEKZADELT, ASADOLAK & SHEIDA MOHAMMADIZ 8502 CABIN PL RIVERSIDE, CA 92508	230995	906.75
149-350-014 5515 BUSHNELL AVE	BURCH, JB & PEARL B 9662 VELARDO DR HUNTINGTON BEACH, CA 92646	232465	367.00
151-214-015 5646 CHALLEN AVE	GARCIA, DENNIS D 7339 YSMAEL VILLEGAS ST RIVERSIDE, CA 92504	232280	782.00

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218-241-005 5776 BROCKTON AVE	DEJONCKHEERE, JACOB A & RUTH A 16160 SUTTLES DR RIVERSIDE, CA 92504	232276	415.64
223-040-001 6160 PACHAPPA DR	HUGHEN, DOROTHY J 6160 PACHAPPA DR RIVERSIDE, CA 92506	236268	421.45
223-040-001 6160 PACHAPPA DR	HUGHEN, DOROTHY J 6160 PACHAPPA DR RIVERSIDE, CA 92506	236269	2,406.66
223-040-001 6160 PACHAPPA DR	HUGHEN, DOROTHY J 6160 PACHAPPA DR RIVERSIDE, CA 92506	237015	609.01
235-233-045 6267 LINCOLN AVE	BENSON, CARL R 2380 PERFORMANCE DR #C RICHARDSON, TX 75082	237018	1,275.03
150-062-020 6320 JONES AVE	RAMOS, MANUEL 250 CROSS RAIL LN NORCO, CA 92860	234173	705.56
154-270-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	232281	607.00
154-027-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	233299	2,593.57
154-270-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	234170	907.00

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154-270-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	234457	782.00
154-270-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	233716	2,561.09
154-270-014 6764 CHADBOURNE AVE	LOPEZ, MARIA L G & MANUEL 6764 CHADBOURNE AVE RIVERSIDE, CA 92505	233717	707.00
190-353-005 6853 LA JOLLA DR	ARLP REO 1 LLC 6853 LA JOLLA DR RIVERSIDE, CA 92504	231006	367.00
241-220-035 6960 WYNDHAM HILL DR	DIPLOMAT PROPERTY MANAGER LLC 8429 LODGEPOLE RIVERSIDE, CA 92508	235554	1,444.00
230-223-022 7825 RAILROAD AVE	GONZALES, JOSE & SADIE G SANCHEZ 27224 CORNELL ST HEMET, CA 92544	228752	1,510.68
230-223-022 7825 RAILROAD AVE	GONZALES, JOSE & SADIE G SANCHEZ 27224 CORNELL ST HEMET, CA 92544	234045	200.00
230-223-022 7825 RAILROAD AVE	GONZALES, JOSE & SADIE G SANCHEZ 27224 CORNELL ST HEMET, CA 92544	234939	601.00
230-223-022 7825 RAILROAD AVE	GONZALES, JOSE & SADIE G SANCHEZ 27224 CORNELL ST HEMET, CA 92544	235566	1,453.90

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
246-242-003 860 CLARK ST	NGUYEN, MAI 11460 HILLCROFT ST #106 HOUSTON, TX 77085	234944	657.00
246-242-003 860 CLARK ST	NGUYEN, MAI 11460 HILLCROFT ST #106 HOUSTON, TX 77085	237011	516.20
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234194	562.00
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234450	532.00
142-271-005 10929 COCHRAN AVE	JP PREFERRED 23415 CAMINO TERRAZA RD CORONA, CA 92883	234640	345.00
132-212-016 11632 GRANMERE CT	MERCER, ANITA TRUST 11632 GRANMERE CT RIVERSIDE, CA 92503	237010	823.63
141-191-007 11771 HAZELDELL DR	HUGH, MELOY EVERETT 11771 HAZELDELL DR RIVERSIDE, CA 92505	236026	2,169.61
141-191-007 11771 HAZELDELL DR	HUGH, MELOY EVERETT 11771 HAZELDELL DR RIVERSIDE, CA 92505	233213	657.00
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234451	2,457.00

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234453	1,322.00
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234461	1,247.00
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234654	551.27
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234655	507.00
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234656	529.35
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234945	1,057.00
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	234946	757.00
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	235546	678.24
246-230-020 895 CLARK ST	895 CLARK ST 2321 W SILVER LAKE DR LOS ANGELES, CA 90039	235547	1,778.35
TOTAL FOR EXHIBIT			89,805.84