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**RECORDED AT REQUEST OF:**  
City of Richmond City Clerk  
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CONTRA COSTA Co Recorder Office  
KRISTIN B. CONNELLY, Clerk-Recorder  
**DOC - 2024-0026992**  
Monday, Mar 25, 2024 09:28:20



**WHEN RECORDED MAIL TO:**  
City of Richmond  
City Clerk's Office  
450 Civic Center Plaza, Suite 300  
Richmond, CA 94804

**Total Paid: No Fee**  
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**Receipt#: 202400026315**  
211 / WINDOW1 / 1-5

**NO RECORDING FEE PURSUANT TO  
GOVERNMENT CODE SECTION 27383**

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF RICHMOND  
2024 APR - 8 PM 3:38

**DOCUMENT TITLE**

**RESOLUTION NO. 96-23**

**RESOLUTION OF CITY COUNCIL OF THE CITY OF RICHMOND, CALIFORNIA,  
APPROVING THE LEVY OF A SPECIAL ASSESSMENT ON PROPERTIES IN THE  
CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA,  
DESCRIBED IN EXHIBIT "A", WHICH INCLUDES RECEIVABLES FOR FINES AND  
COSTS RELATED TO UNPAID ADMINISTRATIVE CITATIONS, NUISANCE  
ABATEMENTS, AND FORECLOSURE ORDINANCE FINES**

***FOR LIEN RELEASE CONTACT CODE ENFORCEMENT AT (510) 621-1283***

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**WHEREAS**, the properties which are described in **Exhibit "A"** attached hereto and incorporated herein by reference, are located in the City of Richmond, County of Contra Costa, State of California; and

**WHEREAS**, pursuant to the provisions of Richmond Municipal Code Section(s) 2.62, 2.63, 6.38.140, 9.22.110 9.50.110, and 11.76.110, the Code Enforcement Division notified in writing the owner(s) of said properties of conditions constituting a public nuisance and requested the owner to abate said conditions, as required by the said code section(s); and

**WHEREAS**, the owners of said properties failed to abate a public nuisance on their property as required by Richmond Municipal Code section 2.62, section 2.63, section 6.38.140, section 9.22.110, section 9.50.110 or section 11.76.110; and certain others have failed to pay fines and fees associated with said property; and

**WHEREAS**, the City of Richmond incurred charges as enumerated in **EXHIBIT "A,"** in which amounts remain unpaid; and

**WHEREAS**, on September 19, 2023, the City of Richmond held a duly noticed public hearing to consider the assessment list and provide owners of said property an opportunity to object to said assessment.

**NOW, THEREFORE, BE IT RESOLVED** that pursuant to Richmond Municipal Code Section(s) 2.62, 2.63, 6.38.140, 9.22.110, 9.50.110 or 11.76.110 the Council of the City of Richmond does hereby levy a special assessment against each of said properties in the amounts applicable to each specific property identified in **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be delivered to the Finance Director of the City of Richmond and that the Finance Director is authorized and directed to collect this sum in the manner provided by law for collection of special assessments/liens. When collected, these funds shall be credited to GF-PLN/Code Enforcement Division. Account(s): 01163019-340441.

**BE IT FURTHER RESOLVED** that the Clerk of the City of Richmond is hereby directed to record this resolution, together with **EXHIBIT "A"** as may be amended with the Recorder's Office of the County of Contra Costa, California.

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I certify that the foregoing resolution was passed and adopted by the City Council of the City of Richmond at a regular meeting thereof held on September 19, 2023, by the following vote:

AYES: Councilmembers Bana, Jimenez, Robinson, Zepeda, Vice Mayor McLaughlin, and Mayor Martinez.

NOES: None.

ABSTENTIONS: None.

ABSENT: Councilmember Willis.

PAMELA CHRISTIAN  
CLERK OF THE CITY OF RICHMOND  
(SEAL)

Approved:

EDUARDO MARTINEZ  
Mayor

Approved as to form:

DAVE ALESHIRE  
City Attorney



State of California            }  
County of Contra Costa        }       : ss.  
City of Richmond               }

I certify that the foregoing is a true copy of **Resolution No. 96-23**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on September 19, 2023.

**Certified as a True Copy**

PAMELA CHRISTIAN  
CLERK OF THE CITY OF RICHMOND, CALIFORNIA

BY Sabrina Lundy  
SABRINA LUNDY, ASSISTANT

COMMUNITY DEVELOPMENT DEPARTMENT  
 RECEIVABLES FOR UNPAID CODE ENFORCEMENT FINES FOR MAY 1, 2022 - APRIL 30, 2023

EXHIBIT A

	Case No	Site Address	Site APN	Owner Name	Address1	Owner City	Owner State	Owner Zip	Special Assesment
1	CE22-000177	615 S 31ST ST	549-203-018-3	FOCUS GROUP VENTURES LLC	1564-A FITZGERALD DR	PINOLE	CA	94564	3,050.00
2	CE22-000183	2009 CUTTING BLVD	544-202-020-1	WILLIAMS OLLIE MAE	PO BOX 1895	EL CERRITO	CA	94530	10,720.00
3	CE22-000223	CARLSON BLVD	513-010-020-8	VETERANS RESOURCE PROGRAM	PO BOX 1747	RICHMOND	CA	94802	3,600.00
4	CE22-000227	2630 GAYNOR AVE	528-220-005-3	SABIN DON	2415 OLIVERA RD #4	CONCORD	CA	94520	6,612.00
5	CE22-000244	23RD ST	515-282-008-9	MOHAMED YAR	665 KEARNEY ST	BENICIA	CA	94510	5,250.00
6	CE22-000247	3401 CUTTING BLVD	513-163-013-8	YOUNG ADDIE B TRE	1133 ALBERDAN CIR	PINOLE	CA	94564	4,700.00
7	CE22-000302	3804 DON WAY	408-054-027-3	VEAL DARRELL A	2443 FILLMORE ST # 447	SAN FRANCISCO	CA	94115	4,425.00
8	CE22-000325	425 36TH ST	516-100-011-1	CUELLAR ROBERTO E RAMIREZ	425 36TH ST	RICHMOND	CA	94805	3,600.00
9	CE22-000331	724 CHESLEY AVE	561-251-013-0	MAYS SYE E TRE	2301 STONEPATH WAY	PFLUGERVILLE	TX	78660	12,641.00
10	CE22-000356	PENNSYLVANIA AVE	534-142-005-6	FIRST CHOICE UNLIMITED LLC	2111 SAN PABLO AVE UNIT 2345	BERKELEY	CA	94702	4,000.00
11	CE22-000357	HARBOUR WAY	534-142-004-9	FIRST CHOICE UNLIMITED LLC	2111 SAN PABLO AVE UNIT 2345	BERKELEY	CA	94702	3,000.00
12	CE22-000358	HARBOUR WAY	534-142-003-1	FIRST CHOICE UNLIMITED LLC	2111 SAN PABLO AVE UNIT 2345	BERKELEY	CA	94702	4,000.00
13	CE22-000359	PENNSYLVANIA AVE	534-142-006-4	FIRST CHOICE UNLIMITED LLC	2111 SAN PABLO AVE UNIT 2345	BERKELEY	CA	94702	4,000.00
14	CE22-000422	722 7TH ST	534-072-020-9	ROBERTS HATTIE M	2261 TUOLUMNE ST #158	VALLEJO	CA	94589	6,821.00
15	CE22-000478	2541 MCBRYDE AVE	528-070-015-3	WEST CONTRA COSTA RENTALS LLC	51 W HORNET AVE	ALAMEDA	CA	94501	2,775.00
16	CE22-000479	3033 SHANE DR	414-022-012-2	MITCHELL MATTIE L	3033 SHANE DR	RICHMOND	CA	94806	2,775.00
17	CE22-000480	223 S 47TH ST	513-322-037-5	MIRAFLORES COMMUNITY DEVCO LLC	PO BOX 1148	MILL VALLEY	CA	94942	12,596.00
18	CE22-000521	650 14TH ST	514-320-013-6	WILLIAMS JESSICA	118 BUSS AVE	VALLEJO	CA	94590	6,824.00
19	CE22-000523	2363 EMERIC AVE	527-022-017-0	UNLIMITED DEVELOPMENT LLC	PO BOX 4471	VALLEJO	CA	94590	4,600.00
20	CE22-000526	434 BISSELL AVE	538-310-005-3	FRY NOLIA M/GIVENS MARIE	168 5TH ST	RICHMOND	CA	94801	3,850.00
21	CE22-000537	434 BISSELL AVE	538-310-005-3	FRY NOLIA M/GIVENS MARIE	168 5TH ST	RICHMOND	CA	94801	3,482.00
22	CE22-000585	410 22ND ST #418	514-100-013-2	LEVINE MAX	1442A WALNUT ST	BERKELEY	CA	94709	6,821.00
23	CE22-000604	5205 COLUSA AVE	507-261-009-9	FIRST CHOICE UNLIMITED LLC	2111 SAN PABLO AVE UNIT 2345	BERKELEY	CA	94702	6,500.00
24	CE22-000622	445 22ND ST	514-110-010-6	ROYTMAN LAURA	2934 HILLTOP MALL RD #126	SAN PABLO	CA	94806	3,639.00
25	CE22-000670	432 MARINA WAY S	544-232-015-5	ROYTMAN LEON	2934 HILLTOP MALL RD #126	SAN PABLO	CA	94806	3,325.00
26	CE23-000040	430 CHESLEY AVE	561-181-010-1	FOCUS GROUP VENTURES LLC	1564 FITZGERALD DR #322	PINOLE	CA	94564	5,125.00
27	CE23-000068	611 23RD ST #615	514-230-030-9	PAPER TREE GARDEN LLC	90 ESTATES DR	ORINDA	CA	94563	5,057.00
28	CE23-000129	839 S 45TH ST	509-370-013-5	WALDRUP BOB A SR & BERTHA M	14605 CHARTER OAK BLVD	SALINAS	CA	93907	5,125.00
29	CE23-000159	3RD ST	538-200-032-0	EQUITY TRUST COMPANY CST	270 EL NIDO RD	PORTOLA VALLEY	CA	94028	3,393.00
30	CE23-000160	3RD ST	538-200-033-8	RENDON OLIVIER	270 EL NIDO RD	PORTOLA VALLEY	CA	94028	3,143.00
31	CE23-000170	434 BISSELL AVE	538-310-005-3	FRY NOLIA M	168 5TH ST	RICHMOND	CA	94801	3,536.00
32	CE23-000178	BARRETT AVE	538-042-003-3	URBAN SERVICES INC	2625 ALCATRAZ AVE	BERKELEY	CA	94705	3,893.00
33	CE23-000242	10 1ST ST	538-350-037-7	ROYTMAN LAURA	2643 APPIAN WAY	PINOLE	CA	94564	4,643.00
34	CEVP22-000006	100 23RD ST #A-C	515-320-004-2	PETER S & SHARI FAZIO	26 JADE PL	SAN FRANCISCO	CA	94131	6,350.00
35	CEVP22-000019	2810 CENTER AVE	513-025-013-6	MOORE ROBERT BURNS & GWEN ANN	626 35TH ST	RICHMOND	CA	94805	3,878.00
36	CEVP22-000024	440 S 22ND ST	544-192-002-1	GABRIEL DARRIN	1791 HARMONY WAY	PITTSBURG	CA	94565	8,000.00
37	CEVP22-000025	651 38TH ST	518-102-005-7	CRUZ J TRINIDAD & MARIA E	943 37TH ST	RICHMOND	CA	94805	2,666.00
38	CEVP22-000036	500 S 15TH ST	544-271-016-5	FORD ROSA M	2471 MAMMOTH WAY	ANTIOCH	CA	94531	2,692.00
39	CEVP23-000001	535 33RD ST	516-040-009-8	NISHIMATSU VIVIAN	PO BOX 2912	SAN FRANCISCO	CA	94126	11,350.00
40	CEVP23-000008	621 S 52ND ST	513-236-005-7	NANCE THATCHER P JR	118 CARMEL ST	SAN PABLO	CA	94806	12,321.00
41	CEVP23-000021	521 S 21ST ST	544-292-012-9	MERCADO MAURILIO JR	2643 APPIAN WAY	PINOLE	CA	94564	3,500.00
42	CEVP23-000024	620 2ND ST	534-221-016-7	PITRE PATRICIA TRE	4330 SANTA RITA RD	EL SOBRANTE	CA	94803	2,735.00

COMMUNITY DEVELOPMENT DEPARTMENT  
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43	CBP22-000002	548 MARINA BAY PKWY	549-110-013-6	TING CHAOWIN & KEHCHYN	216 DANTLEY WAY	WALNUT CREEK	CA	94598	7,595.00
									228,608.00