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

CONTRA COSTA Co Recorder Office
KRISTIN B. CONNELLY, Clerk-Recorder

DOC -2024-0137174

Tuesday, Dec 24, 2024 10:35:49



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DOCUMENT TITLE

RESOLUTION NO. 146-24

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

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RECEIVED
CITY CLERKS OFFICE
CITY OF RICHMOND
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RESOLUTION NO. 146-24

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

WHEREAS, the properties which are described in **Exhibit "A"** and **Exhibit "B"** 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, 6.38.140, 9.22.100, 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 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"** and **EXHIBIT "B"** in which amounts remain unpaid; and

WHEREAS, on September 19, 2023, **Exhibit "A"** properties and on December 3, 2024, **Exhibit "A" and B"** properties, the City Council of the City of Richmond held a duly noticed public hearing to consider the assessment lists 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, 6.38.140, 9.22.100, 9.22.110, 9.50.110 or 11.76.110 the Council of the City of Richmond does hereby levy a special assessment to be recorded as a lien against each of said properties in the amounts applicable to each specific property identified in **EXHIBIT "A" and Exhibit "B"** 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 assessment 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" and EXHIBIT "B"** as may be amended with the Recorder's Office of the County of Contra Costa, California.

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 December 3, 2024, by the following vote:

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

NOES: None.

ABSTENTIONS: None.

ABSENT: Mayor Martinez.

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 }
City of Richmond } : ss.

I certify that the foregoing is a true copy of **Resolution No. 146-24**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on December 3, 2024.


Pamela Christian, Clerk of the City of Richmond

EXHIBIT A

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

	Case No	Site Address	Site APN	Owner Name	Address1	Owner City	Owner State	Owner Zip	Property Status	Special Assessment	
	1	CE22-000249	232 23RD ST	515-282-012-1	BERMUDEZ IGNACIO & ROSA	232 23RD ST	RICHMOND	CA	94804	Non Exempt	2,775.00
	2	CE22-000288	621 18TH ST	514-310-039-3	GODINEZ MARGARET	621 18TH ST	RICHMOND	CA	94801	Non Exempt	3,575.30
	3	CE22-000328	4117 LEKE WAY	408-032-020-5	WALKER MATTHEW	4117 LEKE WAY	RICHMOND	CA	94806	Non Exempt	3,325.00
	4	CE22-000338	926 7TH ST	534-012-006-1	LOVATO RICHARD	926 7TH ST	RICHMOND	CA	94801	Vacant Lot	12,708.81
	5	CE22-000345	2923 SHELDON DR	431-161-015-0	STRAIN DAVID & JULI ANN	2923 SHELDON DR	RICHMOND	CA	94803	Non Exempt	3,325.00
	6	CE22-000366	1049 18TH ST	530-190-010-5	MCLEOD JACQUELYN H	1049 18TH ST	RICHMOND	CA	94801	Non Exempt	3,659.60
	7	CE22-000393	447 A ST	538-030-020-1	PRIETO ASUNCION	447 A ST	RICHMOND	CA	94801	Vacant Lot	3,207.30
	8	CE22-000423	896 CARLSON BLVD	509-390-009-9	GIBSON DERRICK	896 CARLSON BLVD	RICHMOND	CA	94804	Non Exempt	9,173.06
	9	CE22-000446	2543 GRANT AVE	528-340-021-5	WILLIAMS MAURENE E	PO BOX 132	DUTCH FLAT	CA	95714	Non Exempt	2,775.00
	10	CE22-000465	2522 MCBRYDE AVE	528-100-009-0	KHAM DAN	2522 MCBRYDE AVE	RICHMOND	CA	94804	Non Exempt	3,600.00
	11	CE22-000612	3017 COLETTE DR	414-231-005-3	NEGRETE VERONICA	3017 COLETTE DR	RICHMOND	CA	94806	Non Exempt	2,775.00
	12	CE23-000027	2128 CUTTING BLVD	544-301-018-5	PATINO JESUS	2128 CUTTING BLVD	RICHMOND	CA	94804	Non Exempt	5,525.00
	13	CE23-000074	547 20TH ST	514-190-010-9	CALDERON ABRAHAM	547 20TH ST	RICHMOND	CA	94801	Non Exempt	2,992.30
											59,336.37

EXHIBIT B
COMMUNITY DEVELOPMENT DEPARTMENT
RECEIVABLES FOR UNPAID CODE ENFORCEMENT FINES FOR MAY 1, 2023 - APRIL 30, 2024

	Case No	Site Address	Site APN	Owner Name	Address 1	Owner City	Owner State	Owner Zip	Property Status	Special Assessment
1	CE23-000423	886 CARLSON BLVD	509-390-009-9	GIBSON DERRICK	886 CARLSON BLVD	RICHMOND	CA	94804	Rental	9,863.80
2	CE23-000480	223 S 47TH ST	513-323-037-5	MIAMI LONES COMMUNITY DEVCO LLC	PO BOX 1148	MILL VALLEY	CA	94642	Vacant Lot	20,439.30
3	CE22-000523	2383 EMERIC AVE	527-022-017-0	UNLIMITED DEVELOPMENT LLC	PO BOX 4471	VALLEJO	CA	94590	Rental	4,148.30
4	CE23-000017	135 CUTTING BLVD	550-090-024-5	Mgs Trust / Robert Nkly	87 VIA FLOREAO	ORINDA	CA	94653	Business	3,067.00
5	CE23-000027	2128 CUTTING BLVD	544-301-018-5	PATINO JESUS	2128 CUTTING BLVD	RICHMOND	CA	94804	Rental	2,942.00
6	CE23-000040	430 CHESELEY AVE	561-181-010-1	FOCUS GROUP VENTURES LLC	1564 FITZGERALD DR #222	PINOLE	CA	94664	Vacant Lot	7,945.90
7	CE23-000155	129 5TH ST	538-310-010-3	ZHANG YANTING	270 EL NIDO RD	PORTOLA VALLEY	CA	94028	Rental	5,641.00
8	CE23-000159	3RD ST	538-200-023-0	EQUITY TRUST COMPANY CST	270 EL NIDO RD	PORTOLA VALLEY	CA	94028	Vacant Lot	6,465.90
9	CE23-000160	3RD ST	538-200-023-8	RENDON OLIVER	270 EL NIDO RD	PORTOLA VALLEY	CA	94028	Vacant Lot	6,470.90
10	CE23-000170	434 BISSELL AVE	538-310-005-3	FRY NOLAN M	168 5TH ST	RICHMOND	CA	94801	Vacant Lot	8,316.54
11	CE23-000201	2488 MARICOPA AVE	527-142-005-0	CORRELL LEO R & DRUCILLA M	2488 MARICOPA AVE	RICHMOND	CA	94804	Vacant Lot	3,224.30
12	CE23-000212	30 1ST ST #24	538-350-006-2	PAYSONER LORENE TRE	2230 ALVA AVE	EL CERRITO	CA	94530	Rental	3,842.00
13	CE23-000242	10 1ST ST	538-350-037-7	ROTHMAN LAURA	2843 ABBANWAY	PINOLE	CA	94664	Rental	16,679.20
14	CE23-000247	10 1ST ST	528-120-020-3	PCL PROPERTIES LLP	3650 ROUND BARN BLVD #104	SANTA ROSA	CA	95403	Rental	7,123.80
15	CE23-000248	247 4TH ST	538-200-009-8	PINEDA CARLOS O	54 PALMDALE AVE	DALY CITY	CA	94015	Rental	5,041.50
16	CE23-000257	230 NEWIN AVE	538-161-007-9	PAYSONER LORENE TRE	2230 ALVA AVE	EL CERRITO	CA	94530	Rental	7,938.90
17	CE23-000267	615 S 31ST ST	540-200-018-3	FOCUS GROUP VENTURES LLC	1664-A FITZGERALD DR	PINOLE	CA	94664	Vacant Lot	3,942.00
18	CE23-000269	20TH ST	529-272-011-6	PAPADOPOULOS JOHN V & TILIA J	20 HILDALE CT	ORINDA	CA	94663	Vacant Lot	7,123.80
19	CE23-000309	651 38TH ST	518-102-005-7	CRUZ I TRINIDAD & MARIA E	943 37TH ST	RICHMOND	CA	94805	Rental	3,224.30
20	CE23-000343	530 4TH ST	534-292-005-4	KUJR BEERA	5073 SUNSET CREEK CT	PLEASANTON	CA	94566	Rental	7,231.60
21	CE23-000387	460 5TH ST	538-080-025-9	GARCIA TIMOTEO R	4496 CLEAR CREEK CT	CONCORD	CA	94521	Vacant Lot	11,141.00
22	CE23-000393	601 HARBORWAY	534-181-024-9	BEINTEZ NOEL	2921 BONDS LN	RICHMOND	CA	94804	Vacant Lot	4,727.20
23	CE23-000522	4839 STATE CT	513-224-011-9	QIN XU DE / LI CUIPING	147 HAROLD AVE FL 2	SAN FRANCISCO	CA	94112	Vacant Lot	3,224.30
24	CE23-000543	108 BARRETT AVE	538-041-002-6	YIE LOUIS RUYI	700 MIDCREST WAY	EL CERRITO	CA	94530	Rental	5,208.70
25	CE23-000546	3301 FLORIDA AVE	513-047-001-5	ALWAVEEN ZAKARIA	3857 ROLLINGWOOD DR	FAIRFIELD	CA	94534	Vacant Lot	6,556.60
26	CE23-000566	724 CHESELEY AVE	561-251-013-0	MAVS STE E TRE	2301 STONEPATH WAY	PFLUGERVILLE	TX	78660	Vacant Lot	8,808.80
27	CE23-000577	600 S 31ST ST	546-204-002-6	Shiv Johnny Da / Morales Maria C	1433 DWIGHT WAY APT F	BERKELEY	CA	94702	Vacant Lot	4,442.00
28	CE23-000599	3804 DON WAY	408-054-027-3	VEAL DARRELL A	9532 EVERALD PARK DR APT 3	EL CERRITO	CA	95524	Vacant Lot	3,617.00
29	CE23-000688	1421 COALINGA AVE	530-260-018-3	GUTIERREZ ANA T	1421 COALINGA AVE	RICHMOND	CA	94801	Vacant Lot	3,784.20
30	CE23-000699	DORRAN DR	560-420-010-4	TERMINAL ONE DEVELOPMENT LLC	1881 N BROADWAY	WALNUT CREEK	CA	94596	Vacant Lot	3,617.00
31	CE23-000703	4500 MACDONALD AVE	517-280-015-2	BOULDER BRIDGE III DEV CORP	PO BOX 3456	MINNEAPOLIS	MN	55440	Business	3,294.20

EXHIBIT B
COMMUNITY DEVELOPMENT DEPARTMENT
RECEIVABLES FOR UNPAID CODE ENFORCEMENT FINES FOR MAY 1, 2023 - APRIL 30, 2024

	Case No	Site Address	Site APN	Owner Name	Address1	Owner City	Owner State	Owner Zip	Property Status	Special Assessment
32	CE23-000754	330 DUBOCE AVE	561-192-003-3	MAYOLO MENDEI / LEODEGARIO MENDEI	1794 COOLEY CT	SAN JOSE	CA	95116	Vacant Lot	5,601.40
33	CE23-000756	GENTRIDE AVE	561-181-024-2	COMMUNITY FIRST DEV FUND VIII	1564 FITZGERALD DR #322	PINOLE	CA	94564	Vacant Lot	3,509.20
34	CE23-000823	217 S 39TH ST #223	513-061-017-2	ROTHMAN LAURA	2934 HILLTOP MALL RD 126	SAN PABLO	CA	94606	Rental	4,059.20
35	CE23-000847	232 23RD ST	515-282-012-1	BERNARDEZ IGNACIO & ROSA	232 23RD ST	RICHMOND	CA	94804	Business	4,442.00
36	CE23-000855	244 HARBOUR WAY	540-460-005-7	SILVERT MARK ALLEN THE SILVERT Charlotte Chema Tre	1999 SERENO DR	VALLEJO	CA	94589	Vacant Lot	6,426.40
37	CE23-001007	S 28TH ST	549-201-018-5	GUNBS CHANDLER	4231 SILVER MEADOW CT	DANVILLE	CA	94506	Vacant Lot	8,267.00
38	CE23-000028	120 BROADWAY	515-353-013-9	SILVERT MARK ALLEN TRE	1999 SERENO DR	VALLEJO	CA	94589	Business	4,661.20
39	CE23-000066	2345 EMERIC AVE	527-022-016-2	LOPEZ EMACIO & YOLANDA	4892 KUSHNER WAY	ANTIOCH	CA	94531	Rental	3,851.40
40	CE23-000104	613 THOMAS DR	408-022-011-6	ROBINSON WALTON VELMA EST OF	1536 98TH AVE	OAKLAND	CA	94603	Vacant Lot	3,944.00
41	CE23-000116	613 THOMAS DR	408-022-011-6	ROBINSON WALTON VELMA EST OF	1536 98TH AVE	OAKLAND	CA	94603	Vacant Lot	3,292.00
42	CE23-000218	888 CARLSON BLVD	609-390-009-9	GIBSON DERRICK	888 CARLSON BLVD	RICHMOND	CA	94804	Rental	3,644.00
43	CE23-000251	5018 BARRETT AVE #5022	519-280-003-4	SALDANA EDGAR	6524 BARRETT AVE	EL CERRITO	CA	94530	Rental	3,684.00
44	CE23-000276	1524 PENNSYLVANIA AVE	514-310-004-7	WU LION	1524 PENNSYLVANIA AVE	RICHMOND	CA	94801	Rental	3,194.00
45	CEV23-000005	628 2ND ST	534-221-018-3	PINE PATRICK TRE	4330 SANTA BRITA RD	EL SOBRANTE	CA	94803	Vacant Lot	5,458.60
46	CEV23-000021	521 S 21ST ST	544-292-012-9	MERCADO MARILO JR	2843 ARPHAN WAY	PINOLE	CA	94564	Vacant Lot	3,982.00
47	CEV23-000024	620 2ND ST	534-221-016-7	PINE PATRICK TRE	4330 SANTA BRITA RD	EL SOBRANTE	CA	94803	Vacant Lot	14,431.10
48	CEV23-000027	4713 CUTTING BLVD	513-316-028-6	LOK JENNY	802 ELM ST	EL CERRITO	CA	94530	Vacant Lot	12,849.30
49	CEV23-000029	3301 BARRETT AVE	516-056-025-1	OCHOA-ZARAGOZA MANUEL	3301 BARRETT AVE	RICHMOND	CA	94805	Vacant Lot	7,192.00
50	CEV23-000037	2946 COHEN DR	414-022-007-2	ANDERSON HELEN M TRE	2946 COHEN DR	RICHMOND	CA	94806	Vacant Lot	12,711.80
51	CEV23-000038	648 2ND ST	534-221-021-7	BLONDT ALVIN & PEARL	3322 SADDLE DR	HAYWARD	CA	94541	Vacant Lot	10,542.89
52	CEV23-000044	3916 JENKINS WAY	408-042-002-0	HALES SYLVANIA	PO BOX 6884	SAN PABLO	CA	94806	Vacant Lot	4,167.00
53	CEV23-000070	128 S 18TH ST	544-042-003-1	BATON TONYME	128 S 18TH ST	RICHMOND	CA	94804	Vacant Lot	6,642.00
54	CEV23-000002	168 S 22ND ST	544-062-020-0	JSK Real Estate Investments LLC	168 S 22ND ST	RICHMOND	CA	94804	Vacant Lot	3,042.80
55	CEV23-000003	3126 MOYERS RD	414-067-007-8	PAYNINGER LORNE TRE	2330 ALVA AVE	EL CERRITO	CA	94530	Vacant Lot	3,042.80
56	CEV23-000011	2810 CENTER AVE	513-025-013-6	MOORE ROBERT BURNS & OWEN ANN	628 35TH ST	RICHMOND	CA	94805	Vacant Lot	3,944.00
57	CEV23-000015	2349 GANNOR AVE	528-170-018-6	COCHRANE CHRISTOPHER	PO BOX 169	SAN QUENTIN	CA	94564	Vacant Lot	3,020.00
										348,485.73