



Council Chambers
200 H Street
Antioch, CA 94509
Regular Meeting - 7:00 P.M.

ANNOTATED AGENDA

for

October 10, 2017

Antioch City Council
Regular Meeting

Sean Wright, Mayor
Lamar Thorpe, Mayor Pro Tem
Monica E. Wilson, Council Member
Tony Tiscareno, Council Member
Lori Ogorchock, Council Member

Arne Simonsen, CMC, City Clerk
Donna Conley, City Treasurer

Ron Bernal, City Manager
Derek Cole, Interim City Attorney

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Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the City Clerk's Office, located on the 3rd Floor of City Hall, 200 H Street, Antioch, CA 94509, during normal business hours for inspection and (for a fee) copying. Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

The public has the opportunity to address the Council on each agenda item. To address the Council, fill out a yellow Speaker Request form, available on each side of the entrance doors, and place in the Speaker Card Tray. See the Speakers' Rules on the inside cover of this Agenda. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section.

7:00 P.M. ROLL CALL – REGULAR MEETING – for Council Members – *Council Members Tiscareno, Ogorchock and Mayor Wright (Council Members Wilson and Thorpe – Absent)*

PLEDGE OF ALLEGIANCE

1. **PROCLAMATION**

- Bicentenary of the Birth of Baha'u'llah, October 22, 2017

Approved, 3/0

Recommended Action: It is recommended that the City Council approve the proclamation.

STAFF REPORT

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- POLICE CRIME PREVENTION COMMISSION (Deadline date to apply: 10/13/17)
- PLANNING COMMISSION (Deadline date to apply: 10/13/17)

PUBLIC COMMENTS – *Members of the public may comment only on unagendized items. The public may comment on agendized items when they come up on this Agenda.*

CITY COUNCIL COMMITTEE REPORTS

MAYOR'S COMMENTS

PRESENTATION – *Antioch Library Update, presented by Liz Fuller, Senior Community Library Manager, Contra Costa County Library*

PRESENTATION

2. **CONSENT CALENDAR**

A. APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 26, 2017

Approved, 3/0

Recommended Action: It is recommended that the City Council approve the minutes.

STAFF REPORT

CONSENT CALENDAR – Continued

B. APPROVAL OF COUNCIL WARRANTS

Recommended Action: It is recommended that the City Council approve the warrants.

Approved, 3/0

STAFF REPORT

C. REJECTION OF CLAIM: TROY KING

Recommended Action: It is recommended that the City Council reject the claim of Troy King that was received on July 24, 2017.

Rejected, 3/0

STAFF REPORT

D. APPROVAL OF TREASURER'S REPORT FOR AUGUST 2017

Recommended Action: It is recommended that the City Council approve the report.

Approved, 3/0

STAFF REPORT

E. CONSIDERATION OF BIDS FOR CITY WIDE JANITORIAL SUPPLIES (BID 485-0913-18A)

Recommended Action: It is recommended that the City Council adopt a resolution awarding the City Wide Janitorial Supplies Bid to the lowest responsive and responsible bidder, Cole Supply Company, Inc. and authorize the City Manager to execute a purchase agreement in the amount of \$75,000 per year from October 1, 2017 through June 30, 2020, for an amount not to exceed \$225,000.

Reso No. 2017/118 adopted, 3/0

STAFF REPORT

COUNCIL REGULAR AGENDA

3. BOARD OF ADMINISTRATIVE APPEAL APPOINTMENT FOR ONE (1) PARTIAL-TERM VACANCY EXPIRING MARCH 2020

Recommended Action: It is recommended that the Mayor nominate and Council appoint by resolution one (1) member to the Board of Administrative Appeals for a partial-term vacancy which will expire March 2020.

Reso No. 2017/119 adopted appointing Farideh Faraji to the one partial-term vacancy, expiring March 2020, 3/0

STAFF REPORT

4. ECONOMIC DEVELOPMENT COMMISSION APPOINTMENT FOR ONE (1) PARTIAL-TERM VACANCY EXPIRING JUNE 2019

Recommended Action: It is recommended that the Mayor nominate and Council appoint by resolution one (1) partial-term vacancy to the Economic Development Commission expiring June 2019.

Reso No. 2017/120 adopted appointing Tracey Nicks to the one partial-term vacancy, expiring June 2019, 3/0

STAFF REPORT

COUNCIL REGULAR AGENDA – Continued

5. PLANNING COMMISSION APPOINTMENT FOR THREE (3) FULL-TERM VACANCIES EXPIRING OCTOBER 2021

Reso No. 2017/121 adopted appointing Janet Zacharatos, Martha Parsons, and Robert Martin to the three full-term vacancies, expiring October 2021, 3/0

Recommended Action: It is recommended that the Mayor nominate and Council appoint by adopting the resolution (3) three members to the Planning Commission for 3 full-term vacancies expiring October 2021.

STAFF REPORT

6. CONSIDERATION AND FINAL DETERMINATION OF BOARD OF ADMINISTRATIVE APPEALS DECISION REGARDING: ANTIOCH MUNICIPAL CODE VIOLATIONS AT 701 WILBUR AVENUE, ANTIOCH, OWNED BY JOSEPH AND DEBRA BOSMAN (CE CASE CD1701-026)

Council motioned to Uphold the Board of Administrative Appeals decision, 3/0

Recommended Action: It is recommended that the City Council uphold the Board of Administrative Appeals decision regarding the Notice of Violation issued to Joseph Bosman for violations of the Antioch Municipal Code.

STAFF REPORT

PUBLIC COMMENT

STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS – *Council Members report out various activities and any Council Member may place an item for discussion and direction on a future agenda. Timing determined by Mayor and City Manager – no longer than 6 months.*

ADJOURNMENT – 8:43 p.m.

Antioch Library Update



CONTRA COSTA
COUNTY LIBRARY

Bringing People and Ideas Together

ccclib.org

New Hours - July 1, 2017

Increased Usage

- ▶ Programs Offered
 - ▶ August 2016: 13
 - ▶ August 2017: 27
 - ▶ 108% increase
- ▶ Program Attendance:
 - ▶ August 2016: 191
 - ▶ August 2017: 527
 - ▶ 176% increase



Increased Usage

▶ Library Cards

- ▶ New Cards/Reregistrations, August 2016: 55/139
- ▶ New Cards/Reregistrations, August 2017: 59/146
 - ▶ 7%/5% increase

▶ Computer Usage

- ▶ August 2016: 1,056 hours
- ▶ August 2017: 1,283 hours
 - ▶ 22% increase



Increased Usage

- ▶ Lunch at the Library
 - ▶ 2016: Offered 21 days, served 608 meals
 - ▶ 2017: Offered 28 days, served 717 meals
 - ▶ 33%/18% increase
- ▶ Project Second Chance Tutor Sessions/Computer Lab Hours
 - ▶ August 2016: 31/11
 - ▶ August 2017: 36/55
 - ▶ 16%/53% increase



LUNCH
at the
LIBRARY



New Programs

- ▶ ESL Conversation Group
Wednesdays at 12:00 p.m.
- ▶ Family Storytime
Mondays at 6:00 p.m.
- ▶ Preschool Storytime
Wednesdays at 2:00 p.m.



Keller Canyon Mitigation Fund Grant

Free Music Series at the Antioch Library: October 2017 - May 2018

Dave Rocha Jazz Group

Durt Cheap - Country and Bluegrass

Music Masters - Choral

Drummm! - Percussion

The Black Brothers - Celtic

Big Band

Divine Voices - Choral







BICENTENARY OF THE BIRTH OF BAHA'U'LLAH
OCTOBER 22, 2017

WHEREAS, a crying need of humanity is the achievement of unity, peace and justice in our communities; and

WHEREAS, in the nineteenth century, Baha'u'llah, the founder of the Baha'i Faith, brought a message of human dignity, capacity and oneness suited to the requirements of contemporary life, and October 22, 2017 marks the two-hundredth anniversary of the birth of Baha'u'llah; and

WHEREAS, the City of Antioch, California is a microcosm of diverse racial and religious communities; and

WHEREAS, since April 21, 1978, the Baha'i Assembly of Antioch has striven to apply this vision to the material and spiritual life of Antioch, collaborating with others to promote unity and to serve their fellow citizens; and

WHEREAS, the Baha'is of Antioch and their families, friends, neighbors, and colleagues are commemorating this bicentenary, along with Baha'is across the United States and around the World.

NOW, THEREFORE, I, SEAN WRIGHT, Mayor of the City of Antioch, do hereby declare Sunday, October 22nd, 2017, as the "BICENTENARY OF THE BIRTH OF BAHA'U'LLAH" in the City and urge all to resolve on this day: to promote in themselves and in their relations with others those qualities and attributes that will help bring about the recognition of the oneness of humanity; to embrace diversity; and to work for unity in our Local Community, in our Country, and in the World.

OCTOBER 10, 2017

SEAN WRIGHT, Mayor

**CITY COUNCIL MEETING
INCLUDING THE ANTIOCH CITY COUNCIL
ACTING AS HOUSING SUCCESSOR TO THE
ANTIOCH DEVELOPMENT AGENCY**

**Regular Meeting
7:00 P.M.**

**September 26, 2017
Council Chambers**

Mayor Wright called the meeting to order at 7:04 P.M., and City Clerk Simonsen called the roll.

Present: Council Members Wilson, Thorpe, Ogorchock and Mayor Wright
Absent: Council Member Tiscareno

PLEDGE OF ALLEGIANCE

Councilmember Ogorchock led the Council and audience in the Pledge of Allegiance.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Betty Smith, Rivertown Jamboree, invited the community to attend the Jammin' on the Delta Boat Show beginning at 10:00 A.M. on October 7 and 8, 2017 at the Antioch Marina. She recognized and thanked everyone who sponsored the event.

Lee Ballesteros, representing the Drama Factory, announced Monster Dash 5k and 1-mile Fun Run Fundraiser would be held at 8:00 A.M. on October 14, 2017 at Contra Loma Reservoir. Flyers for the event were provided to Council, staff and in the back of Council Chambers.

Melisa Margain and Alicia Hastings, representing Rubicon Programs, announced Girl Talk, a women's support group, would be held 5:30 P.M. – 7:30 P.M. every Tuesday beginning October 3, 2017 at 418 W. 4th Street.

Councilmember Ogorchock announced Senior Resource Day would be held on September 29, 2017 at the Senior Center.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Board and Commission openings:

- *Police Crime Prevention Commission: Three Full-term (3) vacancies and One Partial-term vacancy; deadline date is October 13, 2017*
- *Planning Commission: One Partial-term (1) vacancy; deadline date is October 13, 2017*

He reported applications would be available in Council Chambers, online at the City's website and at the City Clerk's and Deputy City Clerks offices.

PUBLIC COMMENTS

Marty Fernandez, Antioch resident, expressed concern regarding Measure O and the delay in collection of business tax fees for rental properties. He suggested the City turn the process over to the County Assessor's office.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Wilson reported on her attendance at TRANSPLAN and Quality of Life Ad Hoc Committee Meetings. She announced the East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Meeting was cancelled due to the lack of a quorum.

Councilmember Thorpe reported on his attendance at the Quality of Life Ad Hoc Committee and Delta Diablo Meetings.

Councilmember Ogorchock reported on her attendance at the League of California Cities Meetings.

Mayor Wright thanked Council for filling in for him while he was out of town.

MAYOR'S COMMENTS

Mayor Wright reported the City was looking at potentially submitting a bid for the Amazon project. He announced that he had represented the City in China for potential partnership and investment opportunities. He noted interest was expressed in Antioch due to its close proximity to Silicon Valley. He reported he followed up at a conference in Palo Alto where opportunities for economic growth in Antioch were discussed.

PRESENTATION

Mayor Wright announced City Clerk Simonsen received training and had been awarded the International Institute of Certified Municipal Clerk designation.

The Council, City Manager Bernal, and Interim City Attorney Cole congratulated City Clerk Simonsen for his accomplishments and representing the City in a professional manner.

City Clerk Simonsen thanked and congratulated Deputy City Clerk Garcia who graduated from Technical Training for Clerks. He stated he was honored to follow in footsteps of the City's prior Certified Municipal Clerks. He discussed the duties and responsibilities of the City Clerk's office. He suggested Council consider funding a full-time City Clerk position. He thanked his wife and everyone who supported him.

Council presented City Clerk Simonsen with a Certified Municipal Clerk certificate.

1. **COUNCIL CONSENT CALENDAR** *for City /City as Successor Agency/Housing Successor to the Antioch Development Agency*
- A. **APPROVAL OF COUNCIL MINUTES FOR AUGUST 22, 2017**
- B. **APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 12, 2017**
- C. **APPROVAL OF COUNCIL WARRANTS**
- D. **ORDINANCE 2129-C-S SECOND READING – ORDINANCE AMENDING BUILDING REGULATIONS FOR EXPEDITED, STREAMLINED PERMITTING PROCEDURES FOR ELECTRIC VEHICLE CHARGING STATIONS**
- E. **MASTER MUNICIPAL CLERK ACADEMY SERIES 101**
- F. **RESOLUTION NO. 2017/116 POLICE DEPARTMENT RANGE RETROFIT**

City of Antioch Acting as Housing Successor to the Antioch Development Agency

- G. **APPROVAL OF HOUSING SUCCESSOR WARRANTS**

On motion by Councilmember Wilson, seconded by Councilmember Thorpe, the Council Members present unanimously approved the Council Consent Calendar.

PUBLIC HEARING

2. **ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADDING SECTION 5 TO CHAPTER 7 OF TITLE 5 OF THE ANTIOCH MUNICIPAL CODE PROHIBITING THE HOURLY RENTALS OF LODGING UNITS WITHIN CITY LIMITS**

City Manager Bernal introduced Public Hearing Item #2.

Interim City Attorney Cole recommended the public hearing be continued to October 24, 2017.

On motion by Councilmember Wilson, seconded by Councilmember Thorpe, the Council Members present unanimously continued the Public Hearing to October 24, 2017.

COUNCIL REGULAR AGENDA

3. **ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA)**

Assistant City Engineer Filson presented the staff report dated September 26, 2017, recommending the City Council adopt a resolution amending the 2017-19 Budget to incorporate a list of projects funded by SB1 - The Road Repair and Accountability Act - and create a separate fund for the revenues and expenses.

Councilmember Ogorchock requested staff reconsider and add View Drive and Terranova Drive to the road repair projects.

Mayor Wright discussed the importance of SB1 - The Road Repair and Accountability Act as a tool for funding road repair projects.

RESOLUTION NO. 2017/117

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the Council Members present unanimously adopted a resolution amending the 2017-19 Budget to incorporate a list of projects funded by SB1 - The Road Repair and Accountability Act - and create a separate fund for the revenues and expenses.

PUBLIC COMMENTS - None

STAFF COMMUNICATIONS - None

COUNCIL COMMUNICATIONS

Following discussion, Councilmember Ogorchock requested Council consider budgeting for a Records Management Program for the Clerk's office.

Councilmember Thorpe stated he would support those discussions occurring in the context of Mid-Year Budget review.

ADJOURNMENT

With no further business, Mayor Wright adjourned the meeting at 7:45 P.M. to the next regular Council meeting on October 10, 2017.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 SEPTEMBER 15 - SEPTEMBER 27, 2017
 FUND/CHECK#

100 General Fund

Non Departmental

370907 ABRAMS ASSOCIATES	CONSULTING SERVICES	7,699.00
370987 MICHAEL BAKER INTERNATIONAL INC	CONSULTING SERVICES	1,391.25

City Attorney

371087 HEWLETT PACKARD COMPANY	COMPUTER SUPPLIES	283.00
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City Manager

370920 BANK OF AMERICA	MEETING EXPENSE	122.17
370953 FEDERAL ADVOCATES INC	CONSULTING SERVICES	4,166.67
371001 OFFICE MAX INC	OFFICE SUPPLIES	367.06
371056 BERNAL JR, ROWLAND	EXPENSE REIMBURSEMENT	240.01

City Clerk

371054 BAY AREA NEWS GROUP	LEGAL AD	1,151.10
371123 SIMONSEN, ARNE	EXPENSE REIMBURSEMENT	346.56

Human Resources

370955 FEDEX	SHIPPING	15.00
370966 IEDA INC	PROFESSIONAL SERVICES	4,191.59
370969 JACKSON LEWIS LLP	PROFESSIONAL SERVICES	1,221.00
370977 LOPEZ, TAYLOR M	EDUCATION REIMBURSEMENT	800.00

Economic Development

370920 BANK OF AMERICA	EVENT EXPENSE	1,339.82
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Finance Administration

371106 OFFICE MAX INC	OFFICE SUPPLIES	61.40
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Finance Operations

371033 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	15.90
371106 OFFICE MAX INC	OFFICE SUPPLIES	266.55

Non Departmental

370916 ASSOCIATION OF BAY AREA GOVERN	MEMBERSHIP DUES	21,858.00
370925 BLUE MOUNTAIN AIR INC	BUS LIC TAX REFUND	525.00
370961 HEWLETT PACKARD COMPANY	COMPUTER EQUIPMENT	837.79
370976 LEW EDGARDS GROUP, THE	CONSULTING SERVICES	4,950.00
370992 MUNISERVICES LLC	STARS QTR1	7,123.75
371014 ROMIS FOOD AND LIQUOR	BUS LIC TAX REFUND	246.89
371041 ABLE HEARTH AND HOME INC	BUS LIC TAX REFUND	289.25
371072 DELTA DIABLO	AUGUST WATER	16,617.13

Public Works Maintenance Administration

371035 VERIZON WIRELESS	DATA USAGE	38.01
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Public Works Street Maintenance

370952 FASTENAL CO	SUPPLIES	29.97
371010 RED WING SHOE STORE	SAFETY SHOES - LLOYD	266.24

Prepared by: Georgina Meek

Finance Accounting

10/5/2017

2B

October 10, 2017

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371035	VERIZON WIRELESS	DATA USAGE	38.01
371117	RED WING SHOE STORE	SAFETY SHOES - NORTHAM	174.82
930074	GRAINGER INC	SUPPLIES	57.76
Public Works-Signal/Street Lights			
370918	AT AND T MCI	PHONE	745.45
371007	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	190.18
930077	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	3,773.67
930093	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	5,961.59
Public Works-Striping/Signing			
370979	LOWES COMPANIES INC	SUPPLIES	111.82
370983	MANERI SIGN COMPANY	SIGNS	354.10
371028	TAPCO	PARTS	698.24
371035	VERIZON WIRELESS	DATA USAGE	38.01
371045	ACE HARDWARE, ANTIOCH	SUPPLIES	9.69
Public Works-Facilities Maintenance			
370918	AT AND T MCI	PHONE	58.98
370922	BANK OF AMERICA	PARTS	335.92
370979	LOWES COMPANIES INC	SUPPLIES	411.97
371009	REAL PROTECTION INC	FIRE ALARM SYSTEM TEST	360.23
371035	VERIZON WIRELESS	DATA USAGE	38.01
371042	ACME SECURITY SYSTEMS	ALARM SERVICE	328.75
371053	BARTON, T ALAN	EXPENSE REIMBURSEMENT	73.10
371075	DREAM RIDE ELEVATOR	ELEVATOR SERVICE	160.00
371089	HONEYWELL INTERNATIONAL INC	HVAC SERVICES	13,075.50
371105	OAKLEYS PEST CONTROL	PEST CONTROL	165.00
371127	TYLER SHAW DOORS	REPAIR SERVICES	200.00
930070	CDW GOVERNMENT INC	COMPUTER SUPPLIES	3,527.81
930088	CDW GOVERNMENT INC	COMPUTER SUPPLIES	1,880.33
930093	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	864.00
Public Works-Parks Maint			
370912	AMERICAN PLUMBING INC	PLUMBING SERVICES	637.53
370918	AT AND T MCI	PHONE	103.07
370994	MYERS CONTAINER LLC	EQUIPMENT	4,672.01
371007	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	158.26
371044	AMERICAN PLUMBING INC	PLUMBING SERVICES	523.73
930081	JOHN DEERE LANDSCAPES PACHECO	SUPPLIES	1,135.76
930093	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	5,315.53
930099	JOHN DEERE LANDSCAPES PACHECO	SUPPLIES	1,860.44
Public Works-Median/General Land			
370918	AT AND T MCI	PHONE	215.95

Prepared by: Georgina Meek
 Finance Accounting

10/5/2017

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370963 HORIZON	SUPPLIES	373.34
370979 LOWES COMPANIES INC	SUPPLIES	12.39
371007 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	59.83
371015 RON TONKIN IRRIGATION	REPAIR SERVICES	305.00
371045 ACE HARDWARE, ANTIOCH	SUPPLIES	23.94
930081 JOHN DEERE LANDSCAPES PACHECO	SUPPLIES	340.97
930099 JOHN DEERE LANDSCAPES PACHECO	REPAIR SERVICES	2,545.71
Public Works-Work Alternative		
370958 FURBER SAW INC	FILTERS	74.84
Police Administration		
370908 ADAMSON POLICE PRODUCTS	EQUIPMENT	119.46
370915 ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	814.50
370928 CHALK, STEPHANIE A	TRAINING PER DIEM	34.50
370930 COMMERCIAL SUPPORT SERVICES	CAR WASHES	399.00
370931 CONCORD UNIFORMS LLC	NAME TAGS	35.72
370932 CONTRA COSTA COUNTY	RANGE FEES	195.00
370935 CCC POLICE CHIEFS ASSOC	FY 17/18 ANNUAL DUES	775.00
370936 CORTEZ, ANA E	EXPENSE REIMBURSEMENT	98.23
370937 COSTCO	MEETING EXPENSE	363.54
370938 COSTCO	PHOTO PROCESSING	257.40
370955 FEDEX	SHIPPING	31.65
370975 LC ACTION POLICE SUPPLY	SUPPLIES	701.37
370996 NET TRANSCRIPTS	TRANSCRIPTION SERVICES	351.76
371000 OFFICE MAX INC	OFFICE SUPPLIES	333.52
371001 OFFICE MAX INC	OFFICE SUPPLIES	1,359.49
371024 SIMPSON INVESTIGATIVE SERVICES	PROFESSIONAL SERVICES	812.30
371026 STATE OF CALIFORNIA	DOJ FEES	337.00
371043 ALL PRO PRINTING SOLUTIONS	PRINTING SERVICES	392.77
371050 BANK OF AMERICA	RECRUITMENT	4,803.16
371051 BANK OF AMERICA	MEETING EXPENSE	2,138.90
371052 BANK OF AMERICA	MEETING EXPENSE	437.30
371106 OFFICE MAX INC	OFFICE SUPPLIES	194.24
371108 CARDIAC SCIENCE CORP	AED REPLACEMENTS	4,698.00
930078 IMAGE SALES INC	ID CARDS	60.53
930079 MOBILE MINI LLC	EVIDENCE STORAGE	250.14
Police Community Policing		
370937 COSTCO	FUEL	75.99
370990 MOORE K9 SERVICES	K9 TRAINING	800.00
370999 OCCUPATIONAL HEALTH CENTERS OF	PROFESSIONAL SERVICES	303.65
371124 SP PLUS CORPORATION	PARKING ENFORCEMENT	12,875.00

Prepared by: Georgina Meek
 Finance Accounting

10/5/2017

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Police Investigations

370937 COSTCO	MEETING EXPENSE	151.24
370960 HAWK ANALYTICS	EVIDENCE ANALYSIS	4,995.00
370984 MC MANUS, ERIC A	EXPENSE REIMBURSEMENT	36.94
371031 TRANSUNION RISK & ALTERNATIVES	DATA USAGE	15.20
371050 BANK OF AMERICA	SUPPLIES	137.96
371051 BANK OF AMERICA	PRINTER	129.88
371064 CONCORD UNIFORMS LLC	UNIFORMS	424.94
371100 MC MANUS, ERIC A	EXPENSE REIMBURSEMENT	93.27
930072 CRYSTAL CLEAR LOGOS INC	BADGES	348.00

Police Special Operations Unit

370938 COSTCO	INVESTIGATIONS SUPPLIES	1,218.73
371030 TOYOTA FINANCIAL SERVICES	VEHICLE LEASE	1,174.70
371126 TOYOTA FINANCIAL SERVICES	VEHICLE LEASE	442.97

Police Communications

370918 AT AND T MCI	PHONE	814.84
371049 AT AND T MCI	PHONE	105.52
371061 COMCAST	CONNECTION SERVICES	375.17
371062 COMCAST	CONNECTION SERVICES	105.55
371068 CONTRA COSTA COUNTY	RADIO SERVICES	256.00
371069 CONTRA COSTA COUNTY	RADIO SERVICES	64.00
371113 PACIFIC TELEMAGEMENT SERVICE	LOBBY PHONE	78.00
371130 VERIZON WIRELESS	DATA USAGE	2,204.58

Office Of Emergency Management

370918 AT AND T MCI	PHONE	307.84
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Police Community Volunteers

371064 CONCORD UNIFORMS LLC	UNIFORMS	48.88
371098 LEVOC	CONFERENCE FEE	840.00

Police Facilities Maintenance

370918 AT AND T MCI	PHONE	294.83
370922 BANK OF AMERICA	SUPPLIES	55.25
370979 LOWES COMPANIES INC	SUPPLIES	175.74
370981 M AND L OVERHEAD DOORS	REPAIR SERVICES	248.72
371009 REAL PROTECTION INC	FIRE ALARM SYSTEM TEST	311.38
371052 BANK OF AMERICA	SUPPLIES	421.37
371071 DELL COMPUTERS	SERVER	8,526.38
371089 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	7,233.00

Community Development Land Planning Services

371054 BAY AREA NEWS GROUP	LEGAL AD	118.80
371079 EIDEN, KITTY J	MINUTES CLERK	168.00

Prepared by: Georgina Meek
 Finance Accounting

10/5/2017

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CD Code Enforcement

370934	CONTRA COSTA COUNTY	RECORDING FEES	595.00
370941	DELTA FENCE CO	RENTAL FEE	410.13
370973	K2GC	ABATEMENT SERVICE	785.84
371106	OFFICE MAX INC	OFFICE SUPPLIES	73.90
930072	CRYSTAL CLEAR LOGOS INC	UNIFORMS	266.22

PW Engineer Land Development

370918	AT AND T MCI	PHONE	37.89
370970	JN ENGINEERING	INSPECTION SERVICES	18,050.00
371035	VERIZON WIRELESS	ELECTRIC	76.02
371048	ARC ALTERNATIVES	PROFESSIONAL SERVICES	6,529.61

Community Development Building Inspection

370945	EAGLE BUSINESS FORMS INC	BUILDING PERMITS	411.16
371106	OFFICE MAX INC	OFFICE SUPPLIES	367.28

Capital Imp. Administration

371035	VERIZON WIRELESS	DATA USAGE	38.01
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212 CDBG Fund

CDBG

371054	BAY AREA NEWS GROUP	LEGAL AD	118.80
930076	HOUSE, TERI	CONSULTING SERVICES	9,717.50

213 Gas Tax Fund

Streets

371007	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	82.78
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214 Animal Control Fund

Animal Control

370947	EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	71.76
370948	EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	1,456.60
370961	HEWLETT PACKARD COMPANY	COMPUTER SUPPLIES	837.79
370993	MWI VETERINARY SUPPLY CO	MEDICAL SUPPLIES	1,549.79
371025	STARLINE SUPPLY COMPANY	SUPPLIES	30.62
371055	BAYER HEALTH CARE	MEDICAL SUPPLIES	86.83
371078	EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	4,650.20
371086	HARO, SUSAN D	EXPENSE REIMBURSEMENT	82.08
371088	HILLS PET NUTRITION	ANIMAL FOOD	767.54
371104	MWI VETERINARY SUPPLY CO	MEDICAL SUPPLIES	80.62

215 Civic Arts Fund

Civic Arts

371009	REAL PROTECTION INC	FIRE ALARM SYSTEM TEST	67.60
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Prepared by: Georgina Meek

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219 Recreation Fund

Non Departmental

370910 AGUAYO, NORA	DEPOSIT REFUND	1,000.00
370964 HUB INTERNATIONAL OF CA INSURA	FACILITY INSURANCE	503.92
371022 SILVA HERNANDEZ, JERONIMO	DEPOSIT REFUND	1,000.00
371073 DELTA YOUTH SOCCER	DEPOSIT REFUND	500.00

Recreation Admin

370929 COLE SUPPLY CO INC	SUPPLIES	300.69
370998 OAKLEYS PEST CONTROL	PEST CONTROL	225.00
371009 REAL PROTECTION INC	FIRE ALARM SYSTEM TEST	499.64

Senior Programs

370912 AMERICAN PLUMBING INC	PLUMBING SERVICES	250.00
370918 AT AND T MCI	PHONE	102.41
371089 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	5,406.25

Recreation Sports Programs

370918 AT AND T MCI	PHONE	19.90
370921 BANK OF AMERICA	EQUIPMENT	2,865.00
370998 OAKLEYS PEST CONTROL	PEST CONTROL	150.00
371097 KIDZ LOVE SOCCER INC	PROGRAM SERVICES	3,300.00

Recreation-New Comm Cntr

370917 AT AND T MCI	PHONE	65.90
370918 AT AND T MCI	PHONE	24.15
370921 BANK OF AMERICA	EVENT EXPENSE	4,136.02
370923 BAY CITIES PYROTECTOR	SPRINKLER INSPECTION	1,110.00
370927 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING	32.00
370929 COLE SUPPLY CO INC	SUPPLIES	316.09
370939 COSTCO	SUPPLIES	213.05
370943 DIABLO LIVE SCAN	FINGERPRINTING	20.00
370944 DUGAND, KARINA	CONTRACTOR PAYMENT	2,797.20
370972 JUMP BUNCH	CONTRACTOR PAYMENT	324.00
370979 LOWES COMPANIES INC	SUPPLIES	255.56
370998 OAKLEYS PEST CONTROL	PEST CONTROL SERVICE	250.00
371011 RIDLEY, DEXTER	CONTRACTOR PAYMENT	168.00
371022 SILVA HERNANDEZ, JERONIMO	PERMIT REFUND	18.00
371058 CAL ACOUSTIC INTERIORS INC	SUPPLIES	215.00
371089 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	9,930.25
930075 HAMMONS SUPPLY COMPANY	SUPPLIES	273.33

222 Measure C/J Fund

Streets

371065 CONTRA COSTA COUNTY	TRANSPLAN DUES	2,494.93
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229 Pollution Elimination Fund

Channel Maintenance Operation

370989 MJH EXCAVATING INC	EQUIPMENT RENTAL	4,115.00
371006 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,800.50
371039 WRECO	PROFESSIONAL SERVICES	910.00
371082 FURBER SAW INC	EQUIPMENT	249.66
371101 MJH EXCAVATING INC	EQUIPMENT RENTAL	6,305.00
371112 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,240.40
371119 RMC WATER AND ENVIRONMENT	CONSULTING SERVICES	52.50

Storm Drain Administration

370933 CONTRA COSTA COUNTY	JEPA AGENCY SHARE FY 16/17	21,994.47
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251 Lone Tree SLLMD Fund

Lonetree Maintenance Zone 1

370918 AT AND T MCI	PHONE	79.60
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Lonetree Maintenance Zone 2

370918 AT AND T MCI	PHONE	141.44
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Lonetree Maintenance Zone 3

370918 AT AND T MCI	PHONE	63.27
371023 SILVA LANDSCAPE	LANDSCAPE SERVICES	5,575.36
371122 SILVA LANDSCAPE	LANDSCAPE SERVICES	2,389.44

Lonetree Maintenance Zone 4

371023 SILVA LANDSCAPE	LANDSCAPE SERVICES	6,156.00
371122 SILVA LANDSCAPE	LANDSCAPE SERVICES	684.00

252 Downtown SLLMD Fund

Downtown Maintenance

370962 HOME DEPOT, THE	SUPPLIES	130.07
370979 LOWES COMPANIES INC	SUPPLIES	160.21
930099 JOHN DEERE LANDSCAPES PACHECO	REPAIR SERVICES	539.75

254 Hillcrest SLLMD Fund

Hillcrest Maintenance Zone 1

370918 AT AND T MCI	PHONE	39.80
371006 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	4,667.50
371112 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	3,360.56
371122 SILVA LANDSCAPE	LANDSCAPE SERVICES	1,592.96

Hillcrest Maintenance Zone 2

370918 AT AND T MCI	PHONE	144.06
371006 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,800.50
371112 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,053.68

Hillcrest Maintenance Zone 4

370918 AT AND T MCI	PHONE	122.26
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371023 SILVA LANDSCAPE	LANDSCAPE SERVICES	1,592.96
255 Park 1A Maintenance District Fund		
Park 1A Maintenance District		
370918 AT AND T MCI	PHONE	19.90
256 Citywide 2A Maintenance District Fund		
Citywide 2A Maintenance Zone 9		
370918 AT AND T MCI	PHONE	82.03
Citywide 2A Maintenance Zone10		
371122 SILVA LANDSCAPE	LANDSCAPE SERVICES	2,736.00
257 SLLMD Administration Fund		
SLLMD Administration		
370922 BANK OF AMERICA	SUPPLIES	495.28
371035 VERIZON WIRELESS	DATA USAGE	76.02
311 Capital Improvement Fund		
Parks & Open Space		
371119 RMC WATER AND ENVIRONMENT	CONSULTING SERVICES	6,529.00
376 Lone Diamond Fund		
Assessment District		
371060 CENTRAL SELF STORAGE ANTIOCH	STORAGE FEE	229.00
570 Equipment Maintenance Fund		
Non Departmental		
370965 HUNT AND SONS INC	FUEL	21,264.82
371091 HUNT AND SONS INC	FUEL	295.50
Equipment Maintenance		
370909 AFFORDABLE TIRE CENTER	AUTO SERVICE	69.95
370915 ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	142.50
370922 BANK OF AMERICA	MEMBERSHIP FEE	601.63
370924 BILL BRANDT FORD	AUTO PARTS	192.31
370942 DIABLO INDUSTRIAL TOOL CO INC	EQUIPMENT SERVICE	1,078.32
370946 EAST BAY TIRE CO	TIRE SERVICE	106.31
370951 FAST UNDERCAR	AUTO PARTS	94.00
370952 FASTENAL CO	SMALL PARTS	16.52
370979 LOWES COMPANIES INC	SUPPLIES	238.34
370982 MAACO	ACCIDENT REPAIR	4,477.07
371003 OREILLY AUTO PARTS	AUTO PARTS	14.13
371016 ROYAL BRASS INC	REPAIR SERVICES	274.57
371020 SCELZI ENTERPRISES INC	AUTO PARTS	823.01
371032 TRED SHED, THE	TIRES	3,125.08
371035 VERIZON WIRELESS	DATA USAGE	38.01
371036 WALNUT CREEK FORD	AUTO PARTS	172.18

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371037	WESTERN TRUCK FAB	EQUIPMENT PARTS	3,288.89
371038	WINTER CHEVROLET CO	AUTO PARTS	62.35
371046	ANTIOCH AUTO PARTS	AUTO PARTS	2,023.78
371047	ANTIOCH GLASS	AUTO GLASS SERVICE	299.00
371076	EAST BAY TIRE CO	TIRE SERVICE	218.93
371081	FIRST CHOICE UPHOLSTERY	AUTO SERVICES	435.00
371082	FURBER SAW INC	PARTS	278.43
371085	HARLEY DAVIDSON	AUTO PARTS	151.50
371096	KEN KELLER SALES	EQUIPMENT PARTS	1,144.62
371102	MUNICIPAL MAINT EQUIPMENT INC	PARTS	512.10
371116	PETERSON	PARTS	119.86
371131	WALNUT CREEK FORD	AUTO PARTS	340.47
930073	FREDS WELDING	WELDING SERVICE	550.00
930074	GRAINGER INC	SUPPLIES	71.85
930082	A1 TRANSMISSION	AUTO SERVICE	1,825.51
930087	BIG SKY ENTERPRISES INC	USED TIRE RECYCLE	739.50
930094	KIMBALL MIDWEST	SHOP SUPPLIES	413.72

573 Information Services Fund

Information Services

370918	AT AND T MCI	PHONE	71.99
371035	VERIZON WIRELESS	DATA USAGE	338.99

Network Support & PCs

370918	AT AND T MCI	PHONE	43.95
370997	NEW HORIZONS	SERVER	2,975.00
930070	CDW GOVERNMENT INC	SUPPORT SERVICES	4,674.00

Telephone System

370917	AT AND T MCI	PHONE	353.08
370918	AT AND T MCI	PHONE	1,454.31

GIS Support Services

371083	GIS PLANNING INC	WEB HOSTING	1,000.00
371115	PETERS, BRANDON W L	EXPENSE REIMBURSEMENT	2,556.30

Office Equipment Replacement

930090	COMPUTERLAND	COMPUTER SUPPLIES	317.70
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611 Water Fund

Non Departmental

370952	FASTENAL CO	SUPPLIES	678.29
371012	ROBERTS AND BRUNE CO	PIPE FITTINGS	1,357.20
371080	FASTENAL CO	SUPPLIES	1,359.51
371111	PACE SUPPLY CORP	SUPPLIES	771.04
930074	GRAINGER INC	SUPPLIES	547.57

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930075 HAMMONS SUPPLY COMPANY	SUPPLIES	348.57
Water Supervision		
370967 INFOSEND INC	WATER BILL INSERT FEE	271.44
371002 ONLINE RESOURCES	CHECK REIMBURSEMENT	240.00
371017 RT LAWRENCE CORP	CHECK REIMBURSEMENT	4,693.30
371035 VERIZON WIRELESS	DATA USAGE	76.02
Water Production		
370911 ALTA FENCE	REPAIR SERVICES	855.00
370917 AT AND T MCI	PHONE	131.84
370918 AT AND T MCI	PHONE	943.62
370920 BANK OF AMERICA	SUPPLIES	28.00
370927 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING	49.00
370952 FASTENAL CO	SUPPLIES	122.21
370957 FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	535.74
370974 LAW OFFICE OF MATTHEW EMRICK	LEGAL SERVICES	17,853.00
370979 LOWES COMPANIES INC	SUPPLIES	94.51
370986 MEDORA CORP	SOLAR SERVICES	13,045.00
371007 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	209.93
371008 POLYDYNE INC	POLYMER	2,530.00
371012 ROBERTS AND BRUNE CO	PIPE FITTINGS	1,849.84
371018 S AND S SUPPLIES AND SOLUTIONS	TESTING	650.00
371029 TARGET SPECIALTY PRODUCTS	CUTRINE	3,752.90
371034 UNIVAR USA INC	CAUSTIC	19,075.04
371035 VERIZON WIRELESS	DATA USAGE	38.01
371045 ACE HARDWARE, ANTIOCH	SUPPLIES	30.43
371070 CONTRA COSTA WATER DISTRICT	PROFESSIONAL SERVICES	938,282.18
371084 GUALCO GROUP INC, THE	PROFESSIONAL SERVICES	6,002.45
371091 HUNT AND SONS INC	FUEL	257.80
371116 PETERSON	MAINTENANCE SERVICES	3,960.44
371129 USA BLUE BOOK	SUPPLIES	182.00
371132 WALTER BISHOP CONSULTING	CONSULTING SERVICES	4,172.35
930071 CHEMTRADE CHEMICALS US LLC	ALUM	8,257.35
930074 GRAINGER INC	SUPPLIES	1,226.06
930080 SIERRA CHEMICAL CO	CHLORINE	9,474.20
930083 AIRGAS SPECIALTY PRODUCTS	AMMONIA	3,239.35
930089 CHEMTRADE CHEMICALS US LLC	ALUM	21,890.29
930091 FRED'S WELDING	WELDING SERVICES	480.00
930092 GRAINGER INC	SUPPLIES	14.87
930096 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	14,224.08
930098 SIERRA CHEMICAL CO	CHLORINE	5,045.78

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Water Distribution

370913 ACE HARDWARE, ANTIOCH	SUPPLIES	18.10
370914 ANTIOCH AUTO PARTS	AUTO PARTS	31.41
370918 AT AND T MCI	PHONE	39.20
370919 BACKFLOW DISTRIBUTORS INC	PARTS	3,958.95
370922 BANK OF AMERICA	TRAINING FEE	999.32
370950 EXPRESS SERVICES	TEMP SERVICES	750.00
370958 FURBER SAW INC	SUPPLIES	848.18
370967 INFOSEND INC	POSTAGE FEES	3,923.81
370979 LOWES COMPANIES INC	SUPPLIES	552.49
371004 PAC MACHINE CO INC	PARTS	1,022.96
371012 ROBERTS AND BRUNE CO	PIPE FITTINGS	81.97
371019 SAM CLAR OFFICE FURNITURE	OFFICE FURNITURE	3,615.88
371027 SYAR INDUSTRIES INC	ASPHALT	2,034.51
371035 VERIZON WIRELESS	DATA USAGE	380.10
371090 HORIZON	PARTS	14.44
371093 INFOSEND INC	POSTAGE FEES	961.54
371117 RED WING SHOE STORE	SAFETY SHOES - E PADILLA	265.44
371120 RT LAWRENCE CORP	LOCKBOX SERVICES	549.14
371121 SEAMAN, JOHN M	EXPENSE REIMBURSEMENT	73.00
930074 GRAINGER INC	SUPPLIES	280.40

Water Meter Reading

370979 LOWES COMPANIES INC	SUPPLIES	15.46
370995 NATIONAL METER & AUTOMATION INC	WATER METER/PARTS	7,980.57
371035 VERIZON WIRELESS	DATA USAGE	38.01

Public Buildings & Facilities

370954 FEDEX	SHIPPING	29.66
370991 MUNICIPAL FINANCIAL SERVICES	PROFESSIONAL SERVICES	3,780.00
371054 BAY AREA NEWS GROUP	LEGAL AD	159.30
371057 BROWN AND CALDWELL INC	CONSULTING SERVICES	1,533.00
371059 CAMP DRESSER AND MCKEE INC	CONSULTING SERVICES	19,199.13
371118 RJ GORDON CONSTRUCTION INC	PIPELINE PROJECT	21,046.96
371133 WEST YOST ASSOCIATES INC	CONSULTING SERVICES	4,777.50

Warehouse & Central Stores

371033 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	15.90
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621 Sewer Fund

Sewer-Wastewater Supervision

370949 EBMUD	MEMBERSHIP FEE	2,361.00
371035 VERIZON WIRELESS	DATA USAGE	76.02
371120 RT LAWRENCE CORP	LOCKBOX SERVICES	549.13

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Sewer-Wastewater Collection

370918 AT AND T MCI	PHONE	83.02
370922 BANK OF AMERICA	MEDICAL EXAM	1,167.44
370940 CWEA SFBS	RENEWAL FEE	370.00
370950 EXPRESS SERVICES	TEMP SERVICES	750.00
370956 FERNANDEZ LOPEZ, KIM ANGEL	RENEWAL FEE REIMBURSEMENT	180.00
370959 GOLDEN BELL PRODUCTS INC	PEST CONTROL	28,984.20
370967 INFOSEND INC	POSTAGE FEES	3,923.81
370968 INFRASTRUCTURE TECHNOLOGIES LLC	PROFESSIONAL SERVICES	2,550.00
370991 MUNICIPAL FINANCIAL SERVICES	PROFESSIONAL SERVICES	3,780.00
371005 PACHECO, ALVARO RAMIREZ	CADL FEE REIMBURSEMENT	73.00
371012 ROBERTS AND BRUNE CO	PIPE FITTINGS	3,345.82
371013 ROMANO, THEODORE CONRAD	CWEA FEE REIMBURSEMENT	160.00
371016 ROYAL BRASS INC	SUPPLIES	68.21
371027 SYAR INDUSTRIES INC	ASPHALT	2,034.50
371035 VERIZON WIRELESS	DATA USAGE	228.06
371080 FASTENAL CO	SUPPLIES	309.48
371093 INFOSEND INC	POSTAGE FEES	961.55
930097 SCOTTO, CHARLES W AND DONNA F	PROPERTY LEASE	4,750.00

Wastewater Collection

370906 A S PIPELINES INC	SANITARY SEWER PROJECT	222,041.60
370970 JN ENGINEERING	INSPECTION SERVICES	900.00

631 Marina Fund

Marina Administration

370979 LOWES COMPANIES INC	SUPPLIES	36.09
371009 REAL PROTECTION INC	FIRE ALARM SYSTEM TEST	65.62
371054 BAY AREA NEWS GROUP	LEGAL AD	71.10
371106 OFFICE MAX INC	OFFICE SUPPLIES	76.42

Marina Maintenance

370952 FASTENAL CO	SUPPLIES	565.64
370979 LOWES COMPANIES INC	SUPPLIES	139.80

Major Projects

370922 BANK OF AMERICA	SIGNS	482.47
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641 Prewett Water Park Fund

Non Departmental

370926 BRADLEY, KEOCHIA	DEPOSIT REFUND	1,000.00
370964 HUB INTERNATIONAL OF CA INSURANCE	RENTAL INSURANCE	414.06
370971 JONES, LASHARN	DEPOSIT REFUND	500.00

Recreation Water Park

370912 AMERICAN PLUMBING INC	PLUMBING SERVICES	281.25
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370918 AT AND T MCI	PHONE	119.71
370923 BAY CITIES PYROTECTOR	SPRINKLER INSPECTION	1,015.00
370929 COLE SUPPLY CO INC	EQUIPMENT	3,981.67
370939 COSTCO	EQUIPMENT	270.97
370979 LOWES COMPANIES INC	SUPPLIES	346.11
370998 OAKLEYS PEST CONTROL	PEST CONTROL	200.00
371009 REAL PROTECTION INC	FIRE ALARM SYSTEM TEST	196.87
371021 SHADE STRUCTURES	REPAIR SERVICES	2,028.07
371063 COMMERCIAL POOL SYSTEMS INC	SUPPLIES	1,518.53
371067 CONTRA COSTA COUNTY	PUBLIC SAFETY PROGRAM	1,350.00
371089 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	2,389.00
371128 UNIVAR USA INC	CHEMICALS	1,364.82

721 Employee Benefits Fund

Non Departmental

371040 24 HOUR FITNESS SPORT	PAYROLL DEDUCTIONS	74.98
371066 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
371074 DIAMOND HILLS SPORT CLUB	PAYROLL DEDUCTIONS	183.00
371077 EAST COUNTY STRENGTH AND CONDI	PAYROLL DEDUCTIONS	85.00
371092 IN SHAPE HEALTH CLUBS	PAYROLL DEDUCTIONS	849.98
371094 INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00
371095 IRVIN DEUTSCHER YMCA	PAYROLL DEDUCTIONS	50.00
371099 LINA	PAYROLL DEDUCTIONS	6,112.63
371103 MUNICIPAL POOLING AUTHORITY	PAYROLL DEDUCTIONS	3,675.92
371107 OLYMPIC HEALTH CLUB	PAYROLL DEDUCTIONS	25.00
371109 OPERATING ENGINEERS LOCAL NO 3	PAYROLL DEDUCTIONS	2,851.00
371110 OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	15,690.95
371114 PARS	PAYROLL DEDUCTIONS	3,575.14
371125 STANDARD LIFE INSURANCE	PAYROLL DEDUCTIONS	798.25
930084 ANTIOCH PD SWORN MGMT ASSOC	PAYROLL DEDUCTIONS	648.55
930085 ANTIOCH POLICE OFFICERS ASSOCI	PAYROLL DEDUCTIONS	19,778.55
930086 ANTIOCH PUBLIC WORKS EMPLOYEE'	PAYROLL DEDUCTIONS	3,740.63
930095 NATIONWIDE RETIREMENT SOLUTION	PAYROLL DEDUCTIONS	61,534.37
930100 VANTAGEPOINT TRANSFER AGENTS 3	PAYROLL DEDUCTIONS	4,888.58



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 10, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Elizabeth Perez, Interim Asst. City Attorney *Elizabeth Perez*

SUBJECT: **Rejection of Claim: Troy King**


RECOMMENDED ACTION

It is recommended that the City Council reject the claim of Troy King that was received on July 24, 2017.

Should the City Council desire to discuss this matter, it would be scheduled for a future closed session.



STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE COUNCIL MEETING OF OCTOBER 10, 2017

SUBMITTED BY: Donna Conley, City Treasurer 

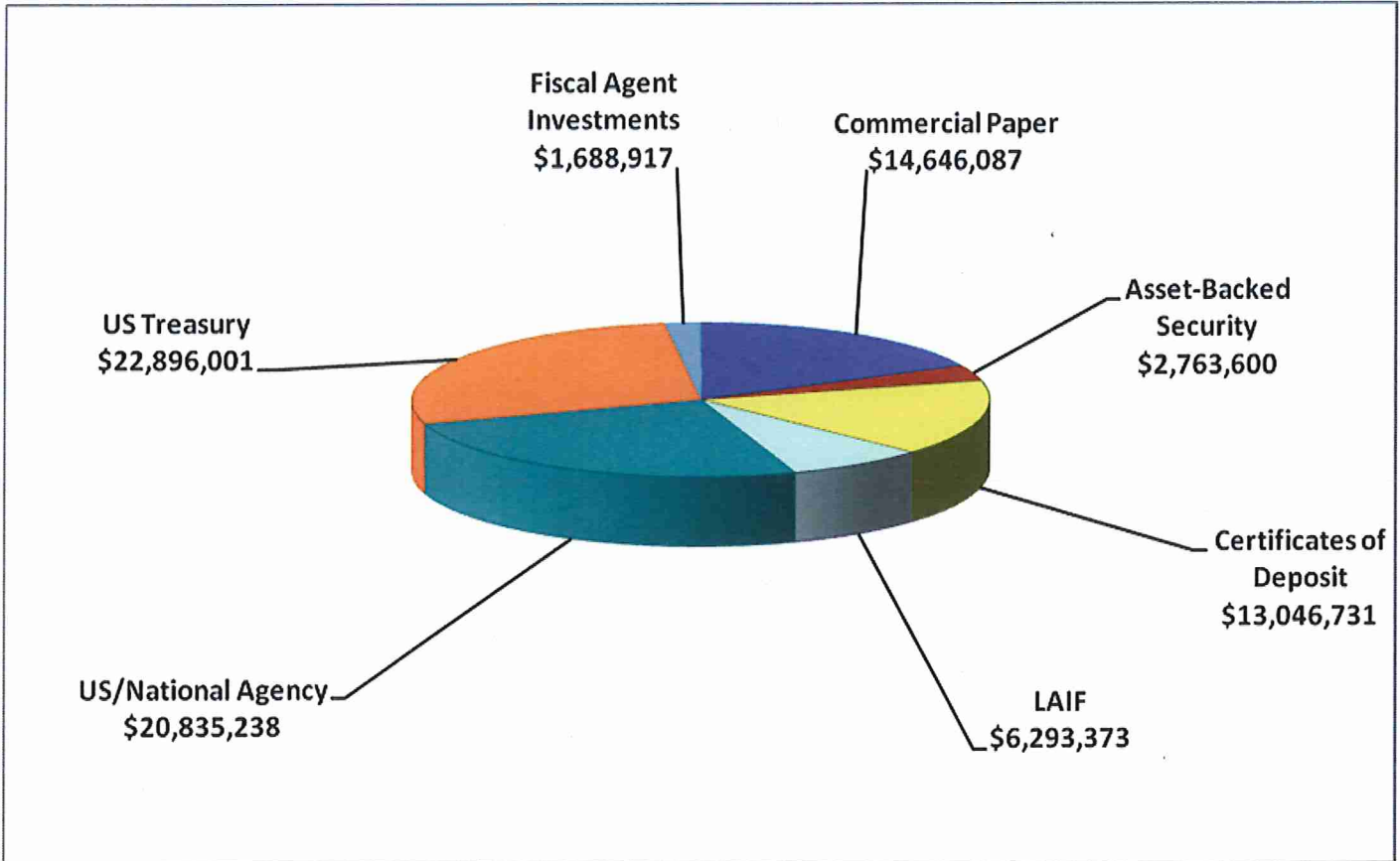
DATE October 4, 2017

SUBJECT: Treasurer's Report – AUGUST 2017-

RECOMMENDATION: Review and file.

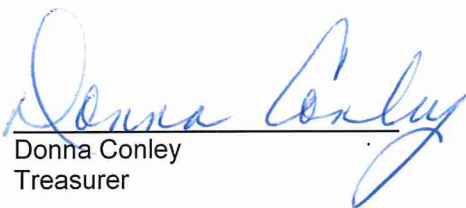
CITY OF ANTIOCH
SUMMARY REPORT ON THE CITY'S INVESTMENTS

AUGUST 31, 2017



Total of City and Fiscal Agent Investments = \$82,169,947

All City investments are shown above and conform to the City Investment Policy. All investment transactions during this period are included in this report. As Treasurer of the City of Antioch and Finance Director of the City of Antioch, we hereby certify that sufficient investment liquidity and anticipated revenue are available to meet the next six (6) months' estimated expenditures.


Donna Conley
Treasurer


Dawn Merchant
Finance Director

**Summary of Fiscal Agent Balances by
Debt Issue**

	<u>Amount</u>
Antioch Public Financing Authority 2015 Bonds	131
Antioch Development Agency 2000 Tax Allocation Bonds	1,414,501
Antioch Development Agency 2009 Tax Allocation Bonds	274,285
	<u><u>\$1,688,917</u></u>



Managed Account Issuer Summary

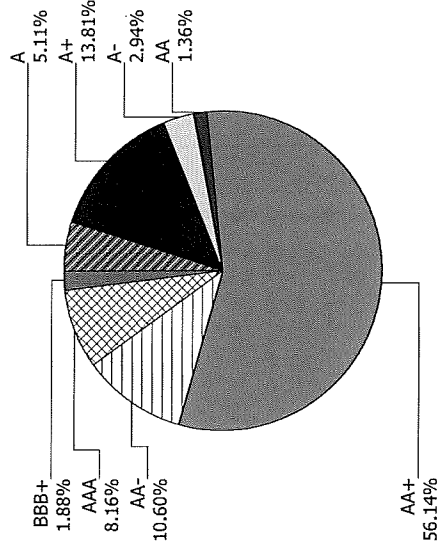
For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Issuer Summary

Credit Quality (S&P Ratings)

Issuer	Market Value of Holdings	Percent
ALLY AUTO RECEIVABLES TRUST	419,982.23	0.57
AMERICAN EXPRESS CO	704,156.92	0.95
AMERICAN HONDA FINANCE	502,197.90	0.68
APPLE INC	719,536.40	0.97
BANK OF AMERICA CO	1,195,803.03	1.62
BANK OF MONTREAL	1,430,821.13	1.93
BANK OF NOVA SCOTIA	1,422,721.43	1.92
BB&T CORPORATION	735,810.48	1.00
BERKSHIRE HATHAWAY INC	279,786.96	0.38
CANADIAN IMPERIAL BANK OF COMMERCE	1,453,626.45	1.97
CARMAX AUTO OWNER TRUST	315,395.80	0.43
CHEVRON CORPORATION	724,802.80	0.98
CITIGROUP INC	657,583.62	0.89
DEERE & COMPANY	594,081.79	0.80
EXXON MOBIL CORP	377,341.50	0.51
FANNIE MAE	13,370,635.61	18.08
FEDERAL HOME LOAN BANKS	1,448,349.90	1.96
FORD CREDIT AUTO OWNER TRUST	291,551.02	0.39
FREDDIE MAC	2,680,218.91	3.62
GOLDMAN SACHS GROUP INC	726,122.30	0.98
HOME DEPOT INC	346,607.01	0.47
HYUNDAI AUTO RECEIVABLES	140,010.95	0.19
INTEL CORPORATION	475,854.05	0.64
INTER-AMERICAN DEVELOPMENT BANK	1,006,228.37	1.36
INTL BANK OF RECONSTRUCTION AND DEV	1,434,975.11	1.94
JP MORGAN CHASE & CO	731,135.68	0.99
MICROSOFT CORP	828,723.17	1.12
MORGAN STANLEY	380,922.75	0.52
NORDEA BANK AB	1,453,626.45	1.97
PEPSICO INC	519,576.00	0.70
PFIZER INC	724,000.23	0.98
ROYAL BANK OF CANADA	1,452,128.60	1.96





Managed Account Issuer Summary

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value of Holdings	Percent
SKANDINAVISKA ENSKILDA BANKEN AB	1,480,054.68	2.00
STATE OF CONNECTICUT	788,687.70	1.07
SUMITOMO MITSUI FINANCIAL GROUP INC	1,430,457.75	1.93
SVENSKA HANDELSBANKEN AB	1,394,957.20	1.89
THE BANK OF NEW YORK MELLON CORPORATION	675,387.45	0.91
THE WALT DISNEY CORPORATION	1,061,830.99	1.44
TOYOTA MOTOR CORP	2,208,647.50	2.99
UNILEVER PLC	175,428.40	0.24
UNITED STATES TREASURY	22,923,955.28	31.00
VISA INC	202,460.60	0.27
WELLS FARGO & COMPANY	729,524.00	0.99
WESTPAC BANKING CORP	1,332,768.48	1.80
Total	\$73,948,474.58	100.00%



Managed Account Detail of Securities Held

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value	
U.S. Treasury Bond / Note												
US TREASURY NOTES	DTD 12/31/2013 1.500% 12/31/2018	912828A75	AA+	Aaa	12/01/15	12/04/15	2,455,640.43	1.22	6,252.92	2,444,019.46	2,441,847.22	
US TREASURY NOTES	DTD 03/31/2014 1.625% 03/31/2019	912828C65	AA+	Aaa	03/02/16	03/04/16	2,736,654.69	1.05	18,392.69	2,714,158.78	2,703,659.82	
US TREASURY NOTES	DTD 04/30/2014 1.625% 04/30/2019	912828D23	AA+	Aaa	11/10/16	11/14/16	1,500,234.37	1.06	8,103.80	1,493,728.57	1,487,804.04	
US TREASURY NOTES	DTD 12/01/2014 1.500% 11/30/2019	912828G61	AA+	Aaa	12/20/16	12/23/16	1,947,791.02	1.54	7,432.38	1,948,306.89	1,956,474.00	
US TREASURY NOTES	DTD 12/01/2014 1.500% 11/30/2019	912828G61	AA+	Aaa	12/01/16	12/05/16	3,355,234.38	1.45	12,768.44	3,353,958.63	3,361,122.00	
US TREASURY NOTES	DTD 02/02/2015 1.250% 01/31/2020	912828H52	AA+	Aaa	01/03/17	01/05/17	496,015.62	1.52	543.48	496,854.91	498,613.50	
UNITED STATES TREASURY NOTES	DTD 03/02/2015 1.375% 02/29/2020	912828J50	AA+	Aaa	08/31/17	09/01/17	1,449,943.36	1.38	55.08	1,449,943.36	1,449,773.80	
US TREASURY NOTES	DTD 04/30/2015 1.375% 04/30/2020	912828K58	AA+	Aaa	04/03/17	04/05/17	1,020,395.51	1.53	4,748.98	1,020,995.79	1,024,559.25	
US TREASURY NOTES	DTD 04/30/2015 1.375% 04/30/2020	912828K58	AA+	Aaa	04/07/17	04/10/17	1,243,554.69	1.55	5,791.44	1,244,368.91	1,249,462.50	
US TREASURY NOTES	DTD 04/30/2015 1.375% 04/30/2020	912828K58	AA+	Aaa	07/19/17	07/19/17	1,994,140.63	1.48	9,266.30	1,994,392.52	1,999,140.00	
US TREASURY NOTES	DTD 06/30/2015 1.625% 06/30/2020	912828XH8	AA+	Aaa	06/26/17	06/28/17	2,709,703.13	1.50	7,511.21	2,709,144.12	2,715,187.50	
US TREASURY NOTES	DTD 07/31/2015 1.625% 07/31/2020	912828XM7	AA+	Aaa	07/05/17	07/05/17	200,039.06	1.62	282.61	200,037.85	201,117.20	
US TREASURY NOTES	DTD 07/31/2015 1.625% 07/31/2020	912828XM7	AA+	Aaa	07/05/17	07/07/17	1,826,140.63	1.60	2,578.80	1,826,091.31	1,835,194.45	
Security Type Sub-Total			22,855,000.00				22,935,487.52	1.39	83,728.13	22,896,001.10	22,923,955.28	



Managed Account Detail of Securities Held

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Supra-National Agency Bond / Note											
INTER-AMERICAN DEVELOPMENT BANK	458182DX7	1,015,000.00	AAA	Aaa	04/05/16	04/12/16	1,011,955.00	1.10	3,045.00	1,013,309.13	1,006,228.37
DTD 04/12/2016 1.000% 05/13/2019											
INTL BANK OF RECON AND DEV SN NOTE	459058FK4	725,000.00	AAA	Aaa	07/06/16	07/13/16	724,847.75	0.88	281.94	724,902.49	716,409.48
DTD 07/13/2016 0.875% 08/15/2019											
INTL BANK OF RECON AND DEV GLOBAL	459058FS7	725,000.00	AAA	Aaa	08/28/17	08/30/17	718,815.75	1.51	2,129.69	718,823.34	718,565.63
NOTES											
DTD 10/27/2016 1.125% 11/27/2019											
Security Type Sub-Total		2,465,000.00					2,455,618.50	1.16	5,456.63	2,457,034.96	2,441,203.48
Municipal Bond / Note											
CT ST TXBL GO BONDS	207723D2	795,000.00	A+	A1	08/03/16	08/17/16	796,717.20	1.23	459.33	796,128.36	788,687.70
DTD 08/17/2016 1.300% 08/15/2019											
Security Type Sub-Total		795,000.00					796,717.20	1.23	459.33	796,128.36	788,687.70
Federal Agency Collateralized Mortgage Obligation											
FNMA SERIES 2015-M1 ASQ2	3136AMKW8	196,213.63	AA+	Aaa	01/15/15	01/30/15	198,174.30	1.26	265.87	196,285.48	196,087.58
DTD 01/15/2015 1.626% 02/01/2018											
FNMA SERIES 2015-M7 ASQ2	3136ANDY4	234,315.39	AA+	Aaa	04/15/15	04/30/15	236,657.69	0.83	302.66	234,543.47	234,139.49
DTD 04/01/2015 1.550% 04/01/2018											
FNMA SERIES 2015-M15 ASQ2	3136AOSW1	239,242.21	AA+	Aaa	11/06/15	11/30/15	241,634.61	1.20	378.42	240,037.06	239,420.61
DTD 11/01/2015 1.898% 01/01/2019											
FNMA SERIES 2016-M9 ASQ2	3136ASPX8	238,453.99	AA+	Aaa	06/09/16	06/30/16	240,838.41	1.05	354.70	239,723.29	238,735.48
DTD 06/01/2016 1.785% 06/01/2019											
FANNIE MAE SERIES 2015-M13 ASQ2	3136AODO0	529,686.12	AA+	Aaa	10/07/15	10/30/15	534,990.34	1.08	726.55	532,089.18	529,720.60
DTD 10/01/2015 1.646% 09/01/2019											
Security Type Sub-Total		1,437,911.34					1,452,295.35	1.08	2,028.20	1,442,678.48	1,438,103.76
Federal Agency Bond / Note											



Managed Account Detail of Securities Held

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note										
FHLB NOTES DTD 12/08/2016 1.250% 01/16/2019	3130AAE46	AA+	Aaa	12/07/16	12/08/16	1,449,942.00	1.25	2,265.63	1,449,958.88	1,448,349.90
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	AA+	Aaa	02/19/16	02/23/16	1,795,752.00	1.08	250.00	1,797,884.15	1,791,088.20
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	AA+	Aaa	05/26/16	05/31/16	1,996,060.00	1.07	277.78	1,997,849.40	1,990,098.00
FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	AA+	Aaa	08/12/16	08/15/16	377,317.50	0.89	1,593.75	376,416.80	373,771.88
FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	AA+	Aaa	05/26/16	05/31/16	525,404.25	1.10	2,231.25	525,230.72	523,280.63
FHLMC REFERENCE NOTE DTD 07/20/2016 0.875% 07/19/2019	3137EAEB1	AA+	Aaa	07/19/16	07/20/16	1,795,644.00	0.96	1,837.50	1,797,248.57	1,783,166.40
FNMA BENCHMARK NOTE DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	AA+	Aaa	07/29/16	08/02/16	1,422,606.00	0.93	1,004.43	1,423,460.73	1,411,003.65
FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	AA+	Aaa	10/03/16	10/05/16	1,649,010.00	1.02	137.50	1,649,318.17	1,637,047.50
FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	AA+	Aaa	08/31/16	09/02/16	2,745,710.00	1.05	229.17	2,747,125.89	2,728,412.50
FNMA NOTES DTD 02/28/2017 1.500% 02/28/2020	3135G0T29	AA+	Aaa	02/24/17	02/28/17	899,424.00	1.52	112.50	899,519.77	900,955.80
FNMA NOTES DTD 08/01/2017 1.500% 07/30/2020	3135G0T60	AA+	Aaa	08/31/17	09/01/17	1,475,383.50	1.49	1,843.75	1,475,383.50	1,473,926.20
Security Type Sub-Total		16,150,000.00				16,132,253.25	1.12	11,783.26	16,139,396.58	16,061,100.66
Corporate Note										
BANK OF NEW YORK MELLON CORP (CALLABLE) DTD 05/29/2015 1.600% 05/22/2018	06406HDB2	A	A1	05/22/15	05/29/15	674,939.25	1.60	2,970.00	674,984.77	675,387.45



Managed Account Detail of Securities Held

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF AMERICA BANK NOTES DTD 06/05/2015 1.750% 06/05/2018	06050TMC3	700,000.00	A+	A1	10/06/15	10/09/15	701,442.00	1.67	2,926.39	700,421.13	700,940.10
TOYOTA MOTOR CREDIT CORP DTD 07/13/2015 1.550% 07/13/2018	89236TCP8	725,000.00	AA-	Aa3	07/08/15	07/13/15	724,383.75	1.58	1,498.33	724,819.05	725,357.43
AMERICAN EXPRESS CRD CRP NT (CALLABLE) DTD 07/31/2015 1.800% 07/31/2018	0258MDDV8	260,000.00	A-	A2	10/05/15	10/08/15	261,006.20	1.66	403.00	260,312.48	260,361.92
BERKSHIRE HATHAWAY INC GLOBAL NOTES DTD 08/15/2016 1.150% 08/15/2018	084670BX5	175,000.00	AA	Aa2	08/08/16	08/15/16	174,979.00	1.16	89.44	174,989.91	174,487.60
JOHN DEERE CAPITAL CORP DTD 01/06/2017 1.650% 10/15/2018	24422ETM1	135,000.00	A	A2	01/03/17	01/06/17	134,912.25	1.69	841.50	134,943.50	135,223.43
THE WALT DISNEY CORPORATION DTD 01/08/2016 1.650% 01/08/2019	25468PDH6	195,000.00	A+	A2	01/05/16	01/08/16	194,738.70	1.70	473.69	194,880.57	195,418.28
TOYOTA MOTOR CREDIT CORP DTD 02/19/2016 1.700% 02/19/2019	89236TCU7	755,000.00	AA-	Aa3	02/16/16	02/19/16	754,909.40	1.70	427.83	754,955.14	756,215.55
BERKSHIRE HATHAWAY INC NOTES DTD 03/15/2016 1.700% 03/15/2019	084664CG4	105,000.00	AA	Aa2	03/08/16	03/15/16	104,920.20	1.73	823.08	104,958.56	105,299.36
WELLS FARGO & COMPANY DTD 04/22/2014 2.125% 04/22/2019	94974BFU9	725,000.00	A	A2	03/10/16	03/15/16	727,965.25	1.99	5,520.57	726,594.43	729,524.00
GOLDMAN SACHS GRP INC CORP NT (CALLABLE) DTD 04/25/2016 2.000% 04/25/2019	38141GVT8	100,000.00	BBB+	A3	04/20/16	04/25/16	99,722.00	2.10	700.00	99,845.00	100,154.80
GOLDMAN SACHS GRP INC CORP NT (CALLABLE) DTD 04/25/2016 2.000% 04/25/2019	38141GVT8	625,000.00	BBB+	A3	04/21/16	04/26/16	624,600.00	2.02	4,375.00	624,776.98	625,967.50
PEPSICO INC DTD 05/02/2017 1.550% 05/02/2019	713448DR6	360,000.00	A+	A1	04/27/17	05/02/17	359,730.00	1.59	1,844.50	359,774.10	360,313.92
CHEVRON CORP NOTES DTD 05/16/2016 1.561% 05/16/2019	166764BH2	725,000.00	AA-	Aa2	05/09/16	05/16/16	725,000.00	1.56	3,300.86	725,000.00	724,802.80



Managed Account Detail of Securities Held

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
PFIZER INC CORP NOTES DTD 06/03/2016 1.450% 06/03/2019	717081DU4	725,000.00	AA	A1	05/31/16	06/03/16	724,173.50	1.49	2,569.72	724,512.01	724,000.23
CITIGROUP INC CORP NOTES DTD 06/09/2016 2.050% 06/07/2019	172967KS9	280,000.00	BBB+	Baa1	06/02/16	06/09/16	279,854.40	2.07	1,339.33	279,912.95	280,587.16
APPLE INC CORP NOTES DTD 08/04/2016 1.100% 08/02/2019	037833CB4	725,000.00	AA+	Aa1	07/28/16	08/04/16	724,275.00	1.13	598.13	724,532.54	719,536.40
MICROSOFT CORP NOTES DTD 08/08/2016 1.100% 08/08/2019	594918BN3	480,000.00	AAA	Aaa	08/01/16	08/08/16	479,505.60	1.14	337.33	479,679.04	476,584.32
PEPSICO, INC CORP NOTES DTD 10/06/2016 1.350% 10/04/2019	713448DJ4	160,000.00	A+	A1	10/03/16	10/06/16	159,976.00	1.36	882.00	159,983.11	159,262.08
BB&T CORP NOTE DTD 12/08/2014 2.450% 01/15/2020	05531FAS2	725,000.00	A-	A2	01/31/17	02/03/17	732,227.53	2.10	2,269.65	730,848.99	735,810.48
JPMORGAN CHASE & CO (CALLABLE) DTD 01/23/2015 2.250% 01/23/2020	46625HKA7	725,000.00	A-	A3	05/10/17	05/15/17	726,935.75	2.15	1,721.88	726,731.79	731,135.68
MORGAN STANLEY CORP BONDS DTD 01/27/2015 2.650% 01/27/2020	61747YDW2	375,000.00	BBB+	A3	01/31/17	02/03/17	378,243.75	2.35	938.54	377,633.33	380,922.75
MICROSOFT CORP DTD 02/06/2017 1.850% 02/06/2020	594918BV5	350,000.00	AAA	Aaa	01/30/17	02/06/17	349,765.50	1.87	449.65	349,809.03	352,138.85
AMERICAN HONDA FINANCE DTD 02/16/2017 2.000% 02/14/2020	02665WBM2	340,000.00	A+	A1	02/13/17	02/16/17	339,517.20	2.05	321.11	339,602.24	341,800.30
AMERICAN EXPRESS CREDIT CORP NOTES DTD 03/03/2017 2.200% 03/03/2020	0258MDEE5	440,000.00	A-	A2	02/28/17	03/03/17	439,542.40	2.24	4,786.22	439,615.74	443,795.00
WALT DISNEY COMPANY CORP NOTES DTD 03/06/2017 1.950% 03/04/2020	25468DPD8	140,000.00	A+	A2	03/01/17	03/06/17	139,963.60	1.96	1,327.08	139,969.31	141,100.96
EXXON MOBIL CORP NOTE DTD 03/06/2015 1.912% 03/06/2020	30231GAG7	375,000.00	AA+	Aaa	08/14/17	08/15/17	376,901.25	1.71	3,485.42	376,870.09	377,341.50
JOHN DEERE CAPITAL CORP CORP NOTES DTD 03/15/2017 2.200% 03/13/2020	24422ETO2	305,000.00	A	A2	03/10/17	03/15/17	304,762.10	2.23	3,094.06	304,797.57	308,123.81



Managed Account Detail of Securities Held

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value	
Corporate Note												
UNILEVER CAPITAL CORP BONDS DTD 05/05/2017 1.800% 05/05/2020	904764AV9	175,000.00	A+	A1	05/02/17	05/05/17	174,441.75	1.91	1,015.00	174,500.29	175,428.40	
INTEL CORP NOTES DTD 05/11/2017 1.850% 05/11/2020	458140AZ3	475,000.00	A+	A1	05/08/17	05/11/17	474,819.50	1.86	2,685.07	474,837.46	475,854.05	
HOME DEPOT INC CORP NOTES DTD 06/05/2017 1.800% 06/05/2020	437076B04	345,000.00	A	A2	05/24/17	06/05/17	344,799.90	1.82	1,483.50	344,815.48	346,607.01	
WALT DISNEY COMPANY CORP NOTES DTD 06/06/2017 1.800% 06/05/2020	25468PDU7	725,000.00	A+	A2	06/01/17	06/06/17	724,159.00	1.84	3,081.25	724,223.68	725,311.75	
JOHN DEERE CAPITAL CORP NOTES DTD 06/22/2017 1.950% 06/22/2020	24422ETS8	150,000.00	A	A2	06/19/17	06/22/17	149,908.50	1.97	560.63	149,914.20	150,734.55	
AMERICAN HONDA FINANCE CORP NOTES DTD 07/20/2017 1.950% 07/20/2020	02665WB77	160,000.00	A+	A1	07/17/17	07/20/17	159,838.40	1.98	355.33	159,844.38	160,397.60	
VISA INC (CALLABLE) CORP NOTES DTD 12/14/2015 2.200% 12/14/2020	92826CAB8	200,000.00	A+	A1	08/25/17	08/30/17	202,200.00	1.85	941.11	202,198.17	202,460.60	
Security Type Sub-Total		14,635,000.00					14,649,058.63	1.78	60,436.20	14,646,087.02	14,678,387.62	

Certificate of Deposit

ROYAL BANK OF CANADA NY CD DTD 03/15/2016 1.700% 03/09/2018	78009NZZ2	1,450,000.00	AA-	Aa3	03/11/16	03/15/16	1,450,000.00	1.69	11,777.22	1,450,000.00	1,452,128.60
CANADIAN IMPERIAL BANK NY CD DTD 12/05/2016 1.760% 11/30/2018	13606A5Z7	1,450,000.00	A+	Aa3	12/01/16	12/05/16	1,448,869.00	1.78	6,450.89	1,449,290.20	1,453,626.45
NORDEA BANK FINLAND NY CD DTD 12/05/2016 1.760% 11/30/2018	65558LWA6	1,450,000.00	AA-	Aa3	12/01/16	12/05/16	1,450,000.00	1.74	6,663.56	1,450,000.00	1,453,626.45
SVENSKA HANDELSBANKEN NY LT CD DTD 01/12/2017 1.890% 01/10/2019	86958JH88	1,400,000.00	AA-	Aa2	01/10/17	01/12/17	1,400,000.00	1.91	3,895.50	1,400,000.00	1,394,957.20
BANK OF MONTREAL CHICAGO CERT DEPOS DTD 02/09/2017 1.880% 02/07/2019	06427KRC3	1,425,000.00	A+	A1	02/08/17	02/09/17	1,425,000.00	1.90	1,786.00	1,425,000.00	1,430,821.13
BANK OF NOVA SCOTIA HOUSTON LT CD DTD 04/06/2017 1.910% 04/05/2019	06417GUE6	1,425,000.00	A+	A1	04/05/17	04/06/17	1,425,000.00	1.91	11,189.42	1,425,000.00	1,422,721.43



Managed Account Detail of Securities Held

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Certificate of Deposit											
SUMITOMO MITSUI BANK NY CD	86563YVND		A	A1	05/03/17	05/04/17	1,425,000.00	2.05	9,494.06	1,425,000.00	1,430,457.75
DTD 05/04/2017 2.050% 05/03/2019											
SKANDINAV ENSKILDA BANKEN NY CD	83050FXT3		A+	Aa3	08/03/17	08/04/17	1,474,424.75	1.85	2,110.89	1,474,446.88	1,480,054.68
DTD 08/04/2017 1.840% 08/02/2019											
WESTPAC BANKING CORP NY CD	96121T4A3		AA-	Aa3	08/03/17	08/07/17	1,325,000.00	2.05	1,810.83	1,325,000.00	1,332,768.48
DTD 08/07/2017 2.050% 08/03/2020											
Security Type Sub-Total							12,823,293.75	1.87	55,178.37	12,823,737.08	12,851,162.17
Asset-Backed Security / Collateralized Mortgage Obligation											
CARMAX ABS 2016-3 A2	14314EAB7		AAA	NR	07/14/16	07/20/16	315,619.73	1.18	164.14	315,629.49	315,395.80
DTD 07/20/2016 1.170% 08/15/2019											
FORD ABS 2015-C A3	34530YAD5		AAA	Aaa	09/15/15	09/22/15	291,626.13	1.42	182.79	291,653.80	291,551.02
DTD 09/22/2015 1.410% 02/15/2020											
ALLY ABS 2016-3 A3	02007LAC6		AAA	Aaa	05/24/16	05/31/16	254,975.24	1.44	163.20	254,983.01	254,828.90
DTD 05/31/2016 1.440% 08/15/2020											
HYUNDAI ABS 2016-A A3	44930UAD8		AAA	Aaa	03/22/16	03/30/16	139,972.84	1.57	97.07	139,982.33	140,010.95
DTD 03/30/2016 1.560% 09/15/2020											
BANK OF AMERICA ABS 2015-A2 A	05522RCU0		AAA	Aaa	10/28/15	10/29/15	495,715.43	1.30	299.20	495,455.77	494,862.93
DTD 04/29/2015 1.360% 09/15/2020											
TOYOTA ABS 2017-B A3	89190BAD0		AAA	Aaa	05/09/17	05/17/17	724,944.39	1.76	567.11	724,944.39	727,074.52
DTD 05/17/2017 1.760% 07/15/2021											
ALLY ABS 2017-3 A3	02007EAE8		AAA	Aaa	05/16/17	05/24/17	164,982.79	1.96	127.60	164,982.79	165,153.33
DTD 05/24/2017 1.740% 09/15/2021											
CITIBANK ABS 2017-A3 A3	17305EGB5		AAA	Aaa	05/15/17	05/22/17	376,001.25	1.82	2,800.00	375,968.39	376,996.46
DTD 04/11/2017 1.920% 04/07/2022											
Security Type Sub-Total							2,762,328.37	1.56	4,401.11	2,763,599.97	2,765,873.91
Managed Account Sub-Total							74,008,562.00	1.48	223,471.23	73,964,663.55	73,948,474.58

PFM Asset Management LLC

Account 04380500 Page 11



Managed Account Detail of Securities Held

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Securities Sub-Total	\$73,925,239.71	\$74,008,562.00	1.48%	\$223,471.23	\$73,964,663.55	\$73,948,474.58
Accrued Interest						\$223,471.23
Total Investments						\$74,171,945.81

Bolded items are forward settling trades.



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY										
	08/03/17	08/04/17 SKANDINAV ENSKILDA BANKEN NY CD	83050PXT3	1,475,000.00	(1,474,424.75)	0.00	(1,474,424.75)			
		DTD 08/04/2017 1.840% 08/02/2019								
	08/03/17	08/07/17 WESTPAC BANKING CORP NY CD	96121T4A3	1,325,000.00	(1,325,000.00)	0.00	(1,325,000.00)			
		DTD 08/07/2017 2.050% 08/03/2020								
	08/14/17	08/15/17 EXXON MOBIL CORP NOTE	30231GAG7	375,000.00	(376,901.25)	(3,166.75)	(380,068.00)			
		DTD 03/06/2015 1.912% 03/06/2020								
	08/25/17	08/30/17 VISA INC (CALLABLE) CORP NOTES	92826CAB8	200,000.00	(202,200.00)	(928.89)	(203,128.89)			
		DTD 12/14/2015 2.200% 12/14/2020								
	08/28/17	08/30/17 INTL BANK OF RECON AND DEV GLOBAL NOTES	459058FS7	725,000.00	(718,815.75)	(2,108.90)	(720,924.65)			
		DTD 10/27/2016 1.125% 11/27/2019								
	08/31/17	09/01/17 UNITED STATES TREASURY NOTES	912828J50	1,450,000.00	(1,449,943.36)	(55.08)	(1,449,998.44)			
		DTD 03/02/2015 1.375% 02/29/2020								
	08/31/17	09/01/17 FNMA NOTES	313560T60	1,475,000.00	(1,475,383.50)	(1,843.75)	(1,477,227.25)			
		DTD 08/01/2017 1.500% 07/30/2020								
Transaction Type Sub-Total				7,025,000.00	(7,022,668.61)	(8,103.37)	(7,030,771.98)			
INTEREST										
	08/01/17	08/25/17 FANNIE MAE SERIES 2015-M13 ASQ2	3136AOD00	543,230.80	0.00	745.13	745.13			
		DTD 10/01/2015 1.646% 09/01/2019								
	08/01/17	08/25/17 FNMA SERIES 2016-M9 ASQ2	3136ASPX8	256,930.83	0.00	382.18	382.18			
		DTD 06/01/2016 1.785% 06/01/2019								
	08/01/17	08/25/17 FNMA SERIES 2015-M7 ASQ2	3136ANJY4	267,148.95	0.00	345.07	345.07			
		DTD 04/01/2015 1.550% 04/01/2018								
	08/01/17	08/25/17 FNMA SERIES 2015-M15 ASQ2	3136AOSW1	295,000.00	0.00	466.61	466.61			
		DTD 11/01/2015 1.898% 01/01/2019								
	08/01/17	08/25/17 FNMA SERIES 2015-M1 ASQ2	3136AMKW8	231,444.47	0.00	313.61	313.61			
		DTD 01/15/2015 1.626% 02/01/2018								
	08/02/17	08/02/17 FNMA BENCHMARK NOTE	3135G0N33	1,425,000.00	0.00	6,234.38	6,234.38			
		DTD 08/02/2016 0.875% 08/02/2019								
	08/04/17	08/04/17 APPLE INC CORP NOTES	037833CB4	725,000.00	0.00	3,987.50	3,987.50			
		DTD 08/04/2016 1.100% 08/02/2019								



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
08/06/17	08/06/17		MICROSOFT CORP DTD 02/06/2017 1.850% 02/06/2020	594918BV5	350,000.00	0.00	3,237.50	3,237.50			
08/07/17	08/07/17		BANK OF MONTREAL CHICAGO CERT DEPOS	06427KRC3	1,425,000.00	0.00	13,320.58	13,320.58			
08/08/17	08/08/17		MICROSOFT CORP NOTES DTD 02/09/2017 1.880% 02/07/2019	594918BN3	480,000.00	0.00	2,640.00	2,640.00			
08/14/17	08/14/17		AMERICAN HONDA FINANCE DTD 08/08/2016 1.100% 08/08/2019	02565WBM2	340,000.00	0.00	3,362.22	3,362.22			
08/15/17	08/15/17		BERKSHIRE HATHAWAY INC GLOBAL NOTES DTD 02/16/2017 2.000% 02/14/2020	084670BX5	175,000.00	0.00	1,006.25	1,006.25			
08/15/17	08/15/17		HYUNDAI ABS 2016-A A3 DTD 08/15/2016 1.150% 08/15/2018	44930UAD8	140,000.00	0.00	182.00	182.00			
08/15/17	08/15/17		TOYOTA ABS 2017-B A3 DTD 03/30/2016 1.560% 09/15/2020	89190BAD0	725,000.00	0.00	1,063.33	1,063.33			
08/15/17	08/15/17		ALLY ABS 2016-3 A3 DTD 05/17/2017 1.760% 07/15/2021	02007LAC6	255,000.00	0.00	306.00	306.00			
08/15/17	08/15/17		BANK OF AMERICA ABS 2015-A2 A DTD 05/31/2016 1.440% 08/15/2020	05522RCU0	495,000.00	0.00	561.00	561.00			
08/15/17	08/15/17		CARMAX ABS 2016-3 A2 DTD 04/29/2015 1.360% 09/15/2020	14314EAB7	355,279.40	0.00	346.40	346.40			
08/15/17	08/15/17		FORD ABS 2015-C A3 DTD 07/20/2016 1.170% 08/15/2019	34530YAD5	315,103.50	0.00	370.25	370.25			
08/15/17	08/15/17		ALLY ABS 2017-3 A3 DTD 09/22/2015 1.410% 02/15/2020	02007EAE8	165,000.00	0.00	239.25	239.25			
08/15/17	08/15/17		INTL BANK OF RECON AND DEV SN NOTE DTD 05/24/2017 1.740% 09/15/2021	459058FK4	725,000.00	0.00	3,175.50	3,175.50			
08/15/17	08/15/17		CT ST TXBL GO BONDS DTD 07/13/2016 0.875% 08/15/2019	20772JD2	795,000.00	0.00	5,167.50	5,167.50			
08/19/17	08/19/17		TOYOTA MOTOR CREDIT CORP DTD 08/17/2016 1.300% 08/15/2019	89236TCU7	755,000.00	0.00	6,417.50	6,417.50			
			DTD 02/19/2016 1.700% 02/19/2019								



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
	08/26/17	08/26/17	FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	1,800,000.00	0.00	9,000.00	9,000.00			
	08/26/17	08/26/17	FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	2,000,000.00	0.00	10,000.00	10,000.00			
	08/28/17	08/28/17	FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	1,650,000.00	0.00	8,250.00	8,250.00			
	08/28/17	08/28/17	FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	2,750,000.00	0.00	13,750.00	13,750.00			
	08/28/17	08/28/17	FNMA NOTES DTD 02/28/2017 1.500% 02/28/2020	3135G0T29	900,000.00	0.00	6,750.00	6,750.00			
Transaction Type Sub-Total					20,339,137.95	0.00	101,619.76	101,619.76			
PAYDOWNS											
	08/01/17	08/25/17	FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	35,230.84	35,230.84	0.00	35,230.84	(352.04)	0.00	
	08/01/17	08/25/17	FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AOD00	13,544.68	13,544.68	0.00	13,544.68	(135.64)	0.00	
	08/01/17	08/25/17	FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	55,757.79	55,757.79	0.00	55,757.79	(557.57)	0.00	
	08/01/17	08/25/17	FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	32,833.56	32,833.56	0.00	32,833.56	(328.22)	0.00	
	08/01/17	08/25/17	FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	18,476.84	18,476.84	0.00	18,476.84	(184.76)	0.00	
	08/15/17	08/15/17	FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	23,420.61	23,420.61	0.00	23,420.61	4.56	0.00	
	08/15/17	08/15/17	CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	39,633.92	39,633.92	0.00	39,633.92	3.23	0.00	
Transaction Type Sub-Total					218,898.24	218,898.24	0.00	218,898.24	(1,550.44)	0.00	
SELL											
	08/03/17	08/04/17	SKANDINAVISKA ENSKILDA BANKEN NY CD DTD 11/17/2015 1.480% 11/16/2017	83050FBG5	1,400,000.00	1,400,709.81	15,022.00	1,415,731.81	709.81	709.81	FIFO



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2017

CITY OF ANTIOCH, CA - 04380500

Transaction Type Trade Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
SELL									
08/03/17	08/07/17 CISCO SYSTEMS INC CORP NOTE DTD 06/17/2015 1.650% 06/15/2018	17275RAU6	1,055,000.00	1,056,899.00	2,514.42	1,059,413.42	2,078.35	1,951.23	FIFO
08/03/17	08/07/17 TEXAS INSTRUMENTS CORP NOTE DTD 05/08/2013 1.000% 05/01/2018	882508AV6	100,000.00	99,701.00	266.67	99,967.67	240.00	(168.32)	FIFO
08/14/17	08/15/17 US TREASURY NOTES DTD 02/02/2015 1.250% 01/31/2020	912828H52	375,000.00	373,886.72	191.07	374,077.79	1,875.00	1,289.99	FIFO
08/28/17	08/30/17 FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	700,000.00	697,508.00	2,953.13	700,461.13	(3,031.00)	(2,800.15)	FIFO
08/31/17	09/01/17 GLAXOSMITHKLINE CAP INC NOTES DTD 05/13/2008 5.650% 05/15/2018	377372AD9	525,000.00	540,393.00	8,733.96	549,126.96	(53,975.25)	(604.89)	FIFO
08/31/17	09/01/17 US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018	912828A34	95,000.00	94,985.16	301.74	95,286.90	(207.81)	(94.37)	FIFO
08/31/17	09/01/17 US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018	912828A34	875,000.00	874,863.28	2,779.20	877,642.48	(8,271.49)	(4,089.26)	FIFO
08/31/17	09/01/17 US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018	912828A34	1,375,000.00	1,374,785.15	4,367.32	1,379,152.47	(14,716.80)	(7,288.13)	FIFO
Transaction Type Sub-Total			6,500,000.00	6,513,731.12	37,129.51	6,550,860.63	(75,299.19)	(11,094.09)	
Managed Account Sub-Total			(290,039.25)	130,645.90	(159,393.35)	(76,849.63)	(11,094.09)		
Total Security Transactions			(\$290,039.25)	\$130,645.90	(\$159,393.35)	(\$76,849.63)	(\$11,094.09)		

Bolded items are forward settling trades.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 10, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Justin Pitcher, Aquatic Maintenance Worker II
Jeff Glover, Warehouse Maintenance Worker II

APPROVED BY: Nancy Kaiser, Parks and Recreation Director *Nancy Kaiser*
Mike Bechtholdt, Deputy Public Works Director II

SUBJECT: Consideration of Bids for City Wide Janitorial Supplies

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution awarding the City Wide Janitorial Supplies Bid to the lowest responsive and responsible bidder, Cole Supply Company, Inc. and authorize the City Manager to execute a purchase agreement in the amount of \$75,000.00 per year from October 1, 2017 through June 30, 2020 for an amount not to exceed \$225,000.00

STRATEGIC PURPOSE

Long Term Goal J: Parks and Recreation. Provide outstanding facilities and programs for the community.

- **Strategy J-1:** Increase the use of the City's recreation facilities

Long Term Goal K: Public Works & Engineering. Designing, building, operating, maintaining, stewarding and enhancing Antioch's assets and resources in partnership with the community.

- **Strategy K-1:** Ensure well maintained public facilities, rights-of-ways and parks.

FISCAL IMPACT

The 2017-2018 Budget includes funding for these materials and supplies and has been allocated within the Central Stores Inventory Fund. There are no impacts to the approved budgets.

DISCUSSION

The Recreation and Public Works Departments published the City Wide Janitorial Supplies request for bids on August 29, 2017; the bid closed on September 13, 2017. A citywide notice was issued and Bids were solicited from five suppliers. The City received

four complete and qualified submittals as shown on the attached bid tabulation. Cole Supply Company, Inc. submitted the overall lowest bid.

On September 13, 2017, four (4) bids were received and opened, as shown on the attached tabulation. The overall low bid was submitted by Cole Supply Company, Inc. The bids have been checked and found to be without any errors or omissions.

The basic janitorial supplies noted in this bidding process include but are not limited to, restroom paper products, trash receptacle liners, general purpose and disinfecting cleaning chemicals, floor refinishing supplies, hand soap and graffiti remover. City purchasing policies were followed and staff met the minimum requirements of public purchasing compliance. This purchasing agreement is an annual blanket purchase order for janitorial supplies and materials to maintain inventory in support of daily operations of facility maintenance within all City departments.

The Central Stores operation is responsible for the procurement, storage and distribution of stock and non-stock items used by the City's various departments and is the receiving and distribution point for all supplies purchased. The majority of operations for the Central Stores division are accounted for in the Enterprise Funds.

ATTACHMENTS

- A. Resolution 2017/**
- B. Bid Tabulation

ATTACHMENT "A"

RESOLUTION NO. 2017/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE BIDS FOR CITY WIDE JANITORIAL SUPPLIES IN THE
AMOUNT NOT TO EXCEED \$225,000.00 FOR THE PERIOD OF OCTOBER 1,
2017 THROUGH JUNE 30, 2020**

WHEREAS, The City's requires supplies for the ongoing janitorial services needed for city wide facility maintenance; and

WHEREAS, on September 13, 2017 the City received bids for City Wide Janitorial Supplies (Bid 485-0913-18A); and

WHEREAS, the City desires to purchase these supplies in the most cost effective manner.

THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves the purchasing agreement for City Wide Janitorial Supplies, with Cole Supply Company Inc., in the amount not to exceed \$225,000.00 for the period of October 1, 2017 through June 30, 2020 and authorizes the City Manager to execute the purchase agreement.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 10th day of October, 2017 by the following vote:

AYES:

NOES:

ABSENT:

**ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH**

ATTACHMENT "B"

**City Wide Janitorial Supplies
Bid Number 485-0913-18A
Bid Tabulation**

Product Description	Hammons Supply	Cole Supply	All American Poly	Interboro Packaging
Towels, paper, white, C-fold, 12 pkg per case, 150 towels per/pkg, 2400 towels per case. Minimum weight 19 lbs. per case. EcoSoft #49300100% recycled or equal.	\$25.74	\$14.95	No Bid	No Bid
Paper, toilet, 80 rls/cs, 500 2-shfts/roll, 4.5" x 4.5", DubINature #59890 100% recycled or equal, minimum weight 52 lbs per case.	\$38.50	\$26.95	No Bid	No Bid
Covers, toilet seat, ½ fold, 200/pk, 20 pks/case, Health Guard or equal.	\$25.92	\$21.80	No Bid	No Bid
Bleach, household in one gallon plastic jugs, 6 per case.	\$12.85	\$11.95	No Bid	No Bid
Germicidal cleaner and deodorant concentrate, E-San 64 or equal, in one-gal. plastic jugs, 6 per case	\$53.22	\$27.68	No Bid	No Bid
Malodor counteractant, Chex odor kill, or equal, in one gal. plastic jugs, 4 per case	\$31.12	\$35.89	No Bid	No Bid
Ultrasorb super fine, premium oil absorbent, 33-1/2 lb. sack.	No Bid	\$5.40	No Bid	No Bid
Bags, trash, plastic, 36 x 58 in. 1.5 mil 100/case, #3658 or equal. Minimum weight 22 lb/case. Black color	\$23.38	\$17.30	\$16.89	\$18.84
Bags, trash, plastic, orange, 36" x 58", 1.5 mil, 100 per case. No sub	\$30.76	\$21.60	\$20.84	\$27.34
Soap, hand, liquid type, Antibacterial, one gal. Plastic jug, 4 per case.	\$45.56	\$24.50	No Bid	No Bid
Towels, paper, white, multi-fold, 1pk/cs, 250 pr/pkg, 3,000/cs, DubINature #48140 100% recycled or equal. Minimum	\$27.09	\$14.95	No Bid	No Bid

[Type text]

ATTACHMENT "B"

weight 22 lbs per case				
Light duty wipers, Kimberly Clark WypAll #05812, 12 pk/case, 90/pkg, 1080 per case.	\$49.57	\$32.83	No Bid	No Bid
Bee, wasp, hornet killer, 12-oz aerosol can, long range, jet stream insecticide, Claire Golden Jet or equal.	\$5.38	\$4.68	No Bid	No Bid
Insect Killer, 13oz. Aerosol can, Claire Bug Buster or equal.	\$59.28	\$54.95	No Bid	No Bid
Cleaner, glass, aerosol, 19 oz. can 12/case, low v.o.c., Claire C-050, or sub	\$27.84	\$21.70	No Bid	No Bid
Protectant, high gloss, aerosol, 14 oz. 12/case, Armor All or sub	No Bid	\$38.66	No Bid	No Bid
Remove, vandalism, gelled formula, 16 oz. aerosol can, 12 cans per case, Claire CL880 or sub.	No Bid	\$46.25	No Bid	No Bid
Pad 13" Blue Floor Scrub 5/CS	\$13.03	\$6.76	No Bid	No Bid
Pad 13" Red Floor Buff 5/CS	\$13.03	\$6.76	No Bid	No Bid
Toilet Tissue 9" Jumbo 1000' Bleached 12/CS	\$21.60	\$15.95	No Bid	No Bid
Roll Towel 600' White, Optima Hard wound 12/CS	No Bid	\$26.99	No Bid	No Bid
Mop, Large Blue 1" hub 12/CS	\$63.80	\$91.08	No Bid	No Bid
Mop, Large Green 1" hub 12/CS	No Bid	\$91.08	No Bid	No Bid
Dust Mope, Cotton Blue 5" X 36" Untreated 12/CS	\$111.12	\$101.56	No Bid	No Bid
GOJO 7255 Natural Orange Hand Cleaner with Pumice for dispenser 4/CS	No Bid	\$57.67	No Bid	No Bid
Handle, Mop Fiberglass 64" Impact Speed Change	No Bid	\$7.87	No Bid	No Bid
Seat Cover, ¼ fold	No Bid	\$27.25	No Bid	No Bid
Roll Towel 600' 1.75 Core Kleenex 6/CS	No Bid	\$34.50	No Bid	No Bid
Soap, Peach Foaming 4X1 gallon Premium Hand Soap	\$30.00	\$30.25	No Bid	No Bid
Glove, Small Powder Free Nitrile 100/bx	\$61.90	\$39.95	No Bid	
Glove, Medium Powder Free Nitrile 100/bx	\$61.90	\$39.95	No Bid	
Glove, Large Powder Free Nitrile 100/bx	\$61.90	\$39.95		
Glove, X-Large Powder Free Nitrile 100/bx	\$61.90	\$39.95	No Bid	

ATTACHMENT "B"

Cleaner, Chlorinated Degreaser Spartan 3080 Pail	No Bid	\$40.42	No Bid	No Bid
Odor Control, Consume Spartan 3097 Pail	No Bid	\$43.44	No Bid	No Bid
Dish Detergent, Blu Glo Spartan 3111 4 X 1 gallon	\$41.48	\$39.60	No Bid	No Bid
Quat Based RTU kitchen sanitizer, Sani-Tyze 12 quarts with 3 triggers per case	No Bid	\$24.64	No Bid	No Bid
Neutral Disinfectant Cleaner, Spartan COG #103 Green Solutions 3513 4 X 2LTR	No Bid	\$33.84	No Bid	No Bid
Bathroom Cleaner, NABC Concentrate #1, Spartan COG 4 X 2LTR	None Equal Submitted	\$71.67	No Bid	No Bid
Sanitizer Concentrate, SANI-T10 Plus #22 Spartan COG 4 X 2 LTR	No Bid	\$42.48	No Bid	No Bid
Multi-purpose Cleaner, Tribase, Spartan COG #17 4 X 2LTR	No Bid	\$39.54	No Bid	No Bid
Glass Cleaner, BioRenewables Spartan #18 4 X 2LTR	No Bid	\$43.58	No Bid	No Bid
Degreaser, Surestep Spartan #23 4 X 2LTR	No Bid	\$55.69	No Bid	No Bid
Aquasport Wood Floor Cleaner, Spartan Gallon 4 X 1 Gallon	No Bid	\$29.42	No Bid	No Bid
Aquasport Wood Floor Cleaner, Spartan Pail	No Bid	\$39.58	No Bid	No Bid
Baseboard cleaner/stripper, Aerosol 12/20oz	No Bid	\$36.53	No Bid	No Bid
Detergent, all temp Sparclean Pail	No Bid	\$70.32	No Bid	No Bid
Rinse Aid, high temp Sparclean Pail	No Bid	\$73.72	No Bid	No Bid
Sanitizer, Sparclean Pail	No Bid	\$30.60	No Bid	No Bid
Degreaser, Surestep Spartan Pail	No Bid	\$66.04	No Bid	No Bid
Urinal screen, NABC Fresh Scent Spartan	\$16.32	No Bid	No Bid	No Bid
Stripper, Shinline Emulsifier Plus Spartan pail	No Bid	52.07	No Bid	No Bid
Sealer, Shinline seal 24% Solids Spartan Pail	No Bid	\$67.91	No Bid	No Bid
Wax, iShine 25% High Solids Floor Finish Spartan Pail	No Bid	\$70.91	No Bid	No Bid
Mop, Finish Rayon Blend medium 1"hub	\$180.96	\$48.95	No Bid	No Bid



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 10, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Christina Garcia, Deputy City Clerk *CG*
Arne Simonsen, CMC, City Clerk

APPROVED BY: Nickie Mastay, Administrative Services Director *NM*

SUBJECT: Board of Administrative Appeal Appointment for one (1) partial-term vacancy expiring March 2020

RECOMMENDED ACTION

It is recommended that the Mayor nominate and Council appoint by resolution one (1) member to the Board of Administrative Appeals for a partial-term vacancy which will expire March 2020.

STRATEGIC PURPOSE

Long Term Goal L: City Administration. Provide exemplary City administration.
Strategy L-7: Coordinate City Boards and Commissions administrative requirements.

FISCAL IMPACT

There is no fiscal impact to the City as this position is voluntary.

DISCUSSION

The Board of Administrative Appeals consists of five members and one alternate to be appointed by the Mayor and confirmed by a majority of the Council. The alternate member shall serve a term of two years. The Board hears appeals regarding administrative decisions by any official of the City dealing with Municipal Code interpretations. These administrative citations are typically issued by a Code Enforcement Officer, Police Officer, Business License Representative or Animal Control Officer.

Three of the Board Members shall have experience in the building construction trades and/or training in the California Code of Regulations, or such training and experience necessary to hear appeals on Building, Housing, and Technical Codes. All appointed members of the Board shall be Antioch residents. Meetings are held the first Thursday of every month at 3:00 p.m. in the City Council Chambers; or on other dates as needed.

The City of Antioch advertised to fill the vacancy in the usual manner. The Clerk's Office received two applications from the following residents to be considered for appointment to the partial-term vacancy:

- Farideh Faraji
- John Malcolm, Jr.

The applicants were interviewed by Mayor Wright.

ATTACHMENTS

- A. Resolution
- B. Applications

RESOLUTION NO. 2017/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPOINTING [INSERT NAME OF APPOINTEE AFTER APPOINTMENT] TO THE
BOARD OF ADMINISTRATIVE APPEALS FOR THE ONE (1) PARTIAL-TERM
VACANCY, ENDING IN MARCH 2020**

WHEREAS, there is currently one (1) partial-term vacancy on the Board of Administrative Appeals ending in March 2020; and

WHEREAS, the City Clerk’s Office made announcement of the vacancy and solicited applications for the one (1) partial-term vacancy; and

WHEREAS, Mayor Sean Wright considered two applications received and interviewed the interested applicants; and

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointment of said nominee; and

WHEREAS, Mayor Sean Wright has nominated [insert name of appointee after appointment] to the Board of Administrative Appeals.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Antioch hereby approve the Mayor’s nomination of [insert name of appointee after appointment] and appoint *him/her* to serve on the Board of Administrative Appeals, for the one (1) partial-term vacancy, ending in March 2020.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 10th day of October, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH**



RECEIVED

AUG 3 2017

**CITY OF ANTIOCH
CITY CLERK**

APPLICATION DEADLINE: 4:30 p.m. Friday, August 25, 2017

APPLICATION FOR

BOARD OF ADMINISTRATIVE APPEALS (Partial term ending March 2020)

Print your name: Farideh Faraji

Address: Dewlap ct. City: Antioch

ZIP Code: 94531 Phone (H) _____ W) — (C) _____

e-mail address: _____

Employer: Retired Civil Engineer

Address: _____ City: _____

Occupation: _____

Years lived in the City of Antioch: 24

List the three (3) main reasons for your interest in this appointment: _____

- 1. Serving community
- 2. helping people
- 3. Keeping busy

Have you attended any meeting of this board? not yet

Have you had any previous city community service on this board? (if yes, please explain)
Park & Rec. Commissioner 1994 - 2004

What skills/knowledge do you have that would be helpful in serving on the Board of Administrative Appeals? I worked in Mountain House for 10 yrs. as construction inspection and last 5-yrs I was code enforcement officer for the city plus my inspection duties.

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application.

I practiced Civil Engineering since 1977 when I graduated with masters degree from Texas A&M university. worked for several engineering offices in Bay area. worked as construction inspector on Los Veguares Dam in Brentwood. Volunteered for city of Antioch as plan checker. I enjoy being useful in my Community. I care for Community I live in and I like to be part of it.

Please read the attached general information regarding the Board of Administrative Appeals so you are aware so you are aware of the duties, time and frequency of meetings.

Can you attend meetings at the designated time and date? yes

PLEASE ATTACH YOUR RESUME (RECOMMENDED TO BE CONSIDERED FOR APPOINTMENT).

PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.

Board members are required to file a FPPC Form 700 (Statement of Economic Interest) with the City Clerk and complete AB 1234 Ethics Training within 12 months.

Deliver or mail to: CITY CLERK'S OFFICE
City of Antioch
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007

Farideh Faraji

Signature

July 31, 2017

Date

RECEIVED

AUG 18 2017

CITY OF ANTIOCH
CITY CLERK



APPLICATION DEADLINE DATE: Wednesday, September 6, 2017 by 4:30 p.m.

PLANNING COMMISSION - Commissioner

Three (3) Full-Term Vacancies (Expiring October 2021)

Print Your Name JOHN MALCOLM JR

Address PUTNAM ST. City ANTIOCH

ZIP Code 94509 Phone (H) _____ (W) _____ (C) _____

E-Mail Address _____

Employer MEDICALLY RETIRED - WAS IBEW LU 302

Address ARNOLD City MARTINEZ

Occupation ELECTRICIAN

Years lived in the City of Antioch 31

List the three (3) main reasons for your interest in this Appointment:

- ① I FEEL I WOULD BE EXCELLENT AT THIS POSITION W/34 YRS EXPERIENCE IN THE ELECTRICAL FIELD, RES., COM, & INDUSTRIAL.
- ② TO WORK IN THE SAME CITY I RESIDE IN.
- ③ IT COULD BE A STEP TOWARD RUNNING FOR OFFICE IN FUTURE

Have you attended any meetings of this commission? NO

Have you had any previous City community service on this commission? (If yes, please explain) NO

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? 34 yrs in ELECTRICAL

TRADE. MEMBER OF THE IBEW. MEMBER OF THE IBEW INSIDE WIREMAN EXECUTIVE COMMITTEE TWO TERMS

OPTIONAL

APPENDIX

ADDITIONAL

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

I WENT DOWN ON MEDICAL RETIREMENT, SO I'M
LOOKING FOR A POSITION WHERE I CAN PUT MY
YEARS OF EXPERIENCE TO USE, WITHOUT PUTTING
ON MY TOOLS.

Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? _____

Please attach your resume **(REQUIRED TO BE CONSIDERED FOR APPOINTMENT).**

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007



Signature

8-18-17
Date



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 10, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lizeht Zepeda, Economic Development Program Manager *UZ*

APPROVED BY: Ron Bernal, City Manager *RBB*

SUBJECT: Economic Development Commission appointment for (1) partial-term vacancy expiring 2019

RECOMMENDED ACTION

It is recommended that the Mayor nominate and Council appoint by resolution one (1) partial-term vacancies to the Economic Development Commission expiring June 2019.

STRATEGIC PURPOSE

The Economic Development Commission supports **Long Term Goal G: Economic Development**. – Grow the City out of Recession. This action also supports **Long Term Goal L: City Administration**: Provide exemplary City administration. Specifically, **Strategy L-8**: Coordinate City Boards and Commissions administrative requirements.

FISCAL IMPACT

This action has no direct fiscal impact.

DISCUSSION

The Economic Development Commission's (EDC) function is to address economic development issues within the City and make recommendations to the City Council regarding policies, regulations, marketing, development strategies and planning activities designed to enhance the City's economic base and create quality jobs. EDC consist of seven members holding 4-year terms. EDC must be either a City resident or owner/operator of a business located in the City.

There is one (1) partial-term vacancy with an expiring term of June 2019. The City of Antioch advertised to fill the vacancy and the Clerk's Office received six applications. Mayor Wright had an opportunity to interview all six of the following applicants:

- John Malcolm

- Johnathon Goodson
- Nilton Serva
- Kelly Kalfsbeek
- Susana Williams
- Tracey L. Nicks

ATTACHMENTS

- A. Resolution
- B. Applications

RESOLUTION NO. 2017/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPOINTING INSERT NAME OF APPOINTEE AFTER APPOINTMENT TO THE
ECONOMIC DEVELOPMENT COMMISSION FOR THE ONE (1) PARTIAL-TERM
VACANCY, ENDING IN JUNE 2019**

WHEREAS, there is currently one (1) partial-term vacancy on the Economic Development Commission ending in June 2019; and

WHEREAS, the City Clerk's Office made announcement of the vacancy and solicited applications for the one (1) partial-term vacancy; and

WHEREAS, Mayor Sean Wright considered six applications received and interviewed the interested applicants; and

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointment of said nominee; and

WHEREAS, Mayor Sean Wright has nominated insert name of appointee after appointment to the Economic Development Commission.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Antioch hereby approve the Mayor's nomination of insert name of appointee after appointment and appoint *him/her* to serve on the Economic Development Commission, for the one (1) partial-term vacancy, ending in June 2019.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 10th day of October, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH**

RECEIVED

AUG 18 2017

CITY OF ANTIOCH
CITY CLERK



APPLICATION DEADLINE DATE: Wednesday, September 6, 2017 by 4:30 p.m.

PLANNING COMMISSION - Commissioner

Three (3) Full-Term Vacancies (Expiring October 2021)

Print Your Name JOHN MALCOLM JR

Address _____ City ANTIOCH

ZIP Code 94509 Phone (H) _____ (W) _____ (C) _____

E-Mail Address _____

Employer MEDICALLY RETIRED - WAS IBEW LU 302

Address 1875 ARNOLD City MARTINEZ

Occupation ELECTRICIAN

Years lived in the City of Antioch 31

List the three (3) main reasons for your interest in this Appointment:

- ① I FEEL I WOULD BE EXCELLENT AT THIS POSITION W/34 YRS EXPERIENCE IN THE ELECTRICAL FIELD, RES., COM & INDUSTRIAL.
- ② TO WORK IN THE SAME CITY I RESIDE IN.
- ③ IT COULD BE A STEP TOWARD RUNNING FOR OFFICE IN FUTURE

Have you attended any meetings of this commission? NO

Have you had any previous City community service on this commission? (If yes, please explain) NO

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? 34 YRS IN ELECTRICAL TRADE. MEMBER OF THE IBEW. MEMBER OF THE

IBEW INSIDE WIREMAN EXECUTIVE COMMITTEE TWO TERMS

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

I WENT DOWN ON MEDICAL RETIREMENT, SO I'M
LOOKING FOR A POSITION WHERE I CAN PUT MY
YEARS OF EXPERIENCE TO USE, WITHOUT PUTTING
ON MY TOOLS.

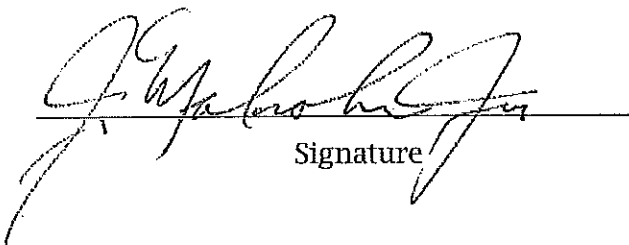
Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? _____

Please attach your resume (REQUIRED TO BE CONSIDERED FOR APPOINTMENT).

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007


Signature

8-18-17
Date

RECEIVED

SEP 01 2017

CITY OF ANTIOCH
CITY CLERK



APPLICATION DEADLINE DATE: Friday, September 1, 2017 by 4:30 p.m.

ECONOMIC DEVELOPMENT COMMISSION - Commissioner

One (1) Partial-Term Vacancy (Expiring June 2019)

Print Your Name Jonathan Goodson

Address _____ City Antioch

ZIP Code 94509 Phone (H) _____ (W) _____ (C) Same

E-Mail Address _____

Employer Dow Chemical Company / The Rose Time of Day

Address 901 Loveridge / 204 G St City Pittsburg / Antioch

Occupation People Success Coach / Owner-operator

Years lived in the City of Antioch Total 25 years

List the three (3) main reasons for your interest in this Appointment:

Many opportunities for growth and revitalization: New BART station, revitalization of Rivertown and the Somersville Town Center area, northern waterfront initiative area and Antioch is my hometown, I want to see her thrive - And I can help.

Have you attended any meetings of this commission? No

Have you had any previous City community service on this commission? (If yes, please explain) No

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying?

I'm a small business owner in town. Excellent people and coaching skills - I'm direct but collaborative. I'm already working to help revitalize Rivertown. I've also worked many years at Dow Chemical as a process specialist - I solve problems.

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

We have some excellent infrastructure components in our city which should be able to attract new industry, new jobs, if the right buttons are pushed. I am an innovator - I've always been lauded as someone with original and new solutions to old problems. I believe that with the changing to new and innovative city leadership (Mayor, City manager, police chief), that the time is PRIME to make things happen in and for Antioch.

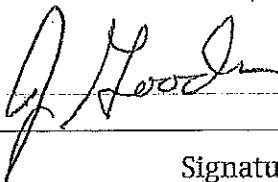
Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? Yes

Please attach your resume (REQUIRED TO BE CONSIDERED FOR APPOINTMENT).

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007



Signature

8/31/17

Date



RECEIVED
AUG 26 2017
CITY OF ANTIOCH
CITY CLERK

APPLICATION DEADLINE DATE: Friday, September 1, 2017 by 4:30 p.m.

ECONOMIC DEVELOPMENT COMMISSION – Commissioner

One (1) Partial-Term Vacancy (Expiring June 2019)

Print Your Name Nilton Serva

Address _____ City Antioch

ZIP Code 94509 Phone (H) _____ (W) _____ (C) _____

E-Mail Address _____

Employer SERVAMEDIA

Address 729 Fulton Shipyard Rd. #A-1 City Antioch

Occupation CEO

Years lived in the City of Antioch 10 years

List the three (3) main reasons for your interest in this Appointment:

1.) I want to see Antioch do better as a whole and grow with more businesses, people, and resources. 2.) I would like to gain knowledge from the commission as well as experience in doing positive work like this. 3.) I want to address concerns and create solutions that we can track moving forward.

Have you attended any meetings of this commission? No

Have you had any previous City community service on this commission? (If yes, please explain) No, I do not have any previous City community service on this commission.

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? I'm involved in the tech ecosystem that the Silicon Valley offers meaning that I can bring a modern and technological perspective to the commission. I also have knowledge in media and digital marketing. I have public speaking experience from doing keynote speakings and presenting research at Stanford University. Also, I'm familiar with the Brown Act because I was apart of student government at Los Medanos College.

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

I've lived a life of youth incarceration, gang violence, poverty, and drug abuse. I want to give back to the city of Antioch and bring a new perspective that I believe has great value. I come from the struggle but it's the mindset and motivation I have that keeps me going. During my 2nd incarceration I've taught myself business and personal development. Through those hard times I found my passion for entrepreneurship and helping others. Since my release, March 2016, I've successfully gotten off probation and started my own company SERVAMEDIA. I think it's great to talk about things but execution is crucial. I'm all about executing. For more about my story it's on my site: www.niltonserva.com

Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? Yes

Please attach your resume (*REQUIRED TO BE CONSIDERED FOR APPOINTMENT*).

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007

Nilton Serva

Signature

8/25/17

Date

Nilton Serva

I want to create opportunities and resources that will positively impact the the world.

EXPERIENCE

SERVAMEDIA, Antioch, CA — *Co-Founder & CEO*

APRIL 2017 - PRESENT

As the CEO of the company, I'm ultimately responsible for all day-to-day decisions including lower-level ones, and for implementing the company's long and short term goals. This role requires a great amount of leadership.

Bay Area Community Resources (BACR), Antioch, CA — *Volunteer & Participant*

MARCH 2016 - PRESENT

I've partaken in the ReSET Program where I've learned to development my skills in leadership, workforce, and communication. I also volunteer with planning and organizing future ideas for the youth.

LMC Honors Program, Pittsburg, CA — *Honors Student*

AUGUST 2016 - PRESENT

As a honors student, I participate in the honor classes, meetings, and volunteer opportunities like when I spoke in front of some high school counselors about the program and the classes.

Equal Employment Opportunity (EEO) Committee, Pittsburg, CA — *Student Representative*

MARCH 2017 - JUNE 2017

As a student representative, I partake in discussions and decision making giving a student's perspective on a more diverse workforce at Los Medanos College. This let's me vas a volunteer but learn about what the board is doing.

Shared Governance Council (SGC), Pittsburg, CA — *Student Representative*

MARCH 2017 - JUNE 2017

As a student representative, I address and discuss college-wide issues to bring future opportunities for students in Los Medanos College.

SKILLS

Advertising

Business Development

Consulting

Critical Thinking

Entrepreneurial

Leadership

Marketing

Public Speaking

Problem Solving

Social Media

ACHIEVEMENTS

Honors Research Scholar: I was proudly recognized by the Bay Honors Consortium for presenting my research at Stanford University.

Certificate of Appreciation: I was awarded this for being an outstanding peer mentor for EOPS at Los Medanos College.

Advanced Leadership Award: I received this award from BACR for displaying such advanced leadership within the agency.

Dwight Brydie Scholarship: I received this scholarship

LMCAS – Los Medanos College Associated Students, Pittsburg, CA
— *Senator*

AUGUST 2016 - JUNE 2017

As a senator, I advocate for the student's success, well being, and happiness. I provide myself as the voice for students to express their concerns and issues at Los Medanos College. I also volunteer in any LMCAS event that fits my schedule.

Pittsburg Chamber of Commerce, Pittsburg, CA — *Graphic Design Marketing Intern*

APRIL 2017

As the graphic design marketing intern, I thought of more creative ways to promote and advertise their events. I redid some of the flyers for their 2017 Pittsburg Seafood and Music Festival. I got to accompany Monica Couture, the CEO, to her meeting with DOW Chemical. I was able to grasp more knowledge in marketing, graphic design, and communication.

EOPS – Extended Opportunity Programs & Services, Pittsburg, CA
— *Peer Mentor*

MARCH 2017 - APRIL 2017

As a peer mentor, I listen then assist college students with possible solutions for excelling in their academics, work, and social life.

Costco Wholesale, Antioch, CA — *Front End Assistant*

APRIL 2016 - APRIL 2017

As a front end assistant, I assist cashiers to speed the checkout process and provide great customer service to the members as they come through the lines. I've built a great amount of confidence in dealing with customers and learned how to maximize my work ethic as well.

2nd Annual Regional Education Youth Summit, Tulare, CA — *Keynote Speaker*

MARCH 2017

As the keynote speaker, I spoke about my past and the transformation I went through during my youth incarcerations. Going from a parole to a college student aspiring to become an entrepreneur. I touched bases on computer science because the theme was STEAM education. This opportunity has given me a chance to inspire others and myself to be a great speaker.

Earn & Learn East Bay, Concord, CA — *Student Speaker*

MARCH 2017

I volunteered to speak at the Earn & Learn East Bay Employer Celebration and speak on how the program has helped many of the youth including myself. This experience has given me the confidence and practice for publicly speaking here and anywhere else.

for demonstrating leadership and for having the abilities to succeed in the workplace.

ReSET Program, Certificate of Achievement: I received this certificate from BACR for completing the ReSET program, which consisted of youth leadership and workforce development.

LMC Honors Program, Certificate of Achievement: I received this certificate for completing the Honors Biology course I took in Fall 2016.

Live Oak Rotary Club Scholarship: I received this scholarship for demonstrating a great academic standing at Live Oak High School.

Richard E. Arnason Court Scholarship: I received this scholarship for demonstrating a great academic standing and having the goal to pursue my college education.

ODAT Program, Certificate of Completion: I received this certificate for the completion of the One Day At a Time Program. Where I learned a lot of important life skills that I can apply to my life.

The Council, Certificate of Achievement: I was given this certificate for the completion of the Council, where we worked on life skills and how to transition into manhood.

Senior Tutor Program,

Village Community Resource Center, Brentwood, CA — Guest Speaker

MARCH 2017

As a guest speaker, I spoke to students ranging from K-5th grade. The topic was career week, so I shared what an entrepreneur is and does. I shared my current plans for the company I'm starting. It was more engaging because the kids had lots of questions. Through this experience I learned to adjust my speakings from adults and young adults to a very younger audience.

Knowledge, Resources, & Strategies (KRS), Hayward, CA — Digital Marketing Intern

OCTOBER 2016 - MARCH 2017

As a digital marketing intern, I do work that consists in content creation, company branding, social media management, community engagement, analytics, and strategic marketing planning.

LMC Business Club, Pittsburg, CA — Founder & President

AUGUST 2016 - JANUARY 2017

As the founder & president, I managed to plan and schedule our meetings, create the agendas, coordinate communications between members, and coordinate our events like when I got Robert Huffman, Leadership Strengths Coach, to come give my club a free speaking engagement.

LMC Computer Science Club, Pittsburg, CA — Member

AUGUST 2016 - JANUARY 2017

As a member, I was involved with the events, meetings, and discussions revolving around computer science.

SSCCC – Student Senate for California Community Colleges, Sacramento, CA — Delegate

AUGUST 2016 - JANUARY 2017

As a Delegate, I represented the students of Los Medanos College at a state-level. I served as the voice for students and promoted success for them like when I attended the General Assembly voting on resolutions that would benefit mine and other colleges.

Certificate of Achievement: I received this certificate for the completion of the Senior Tutor program, which consisted of activities we would do with the seniors like play cards or talk about life.

REACH Project Inc., Certificate of Completion: I received this award for the completion of the course, which was about understanding the dangers of drug and alcohol.

LANGUAGES

Spanish

EDUCATION

Diablo Valley College, Pleasant Hill, CA

AUGUST 2017 - PRESENT

I'm taking courses here that aren't available at LMC. For example, Marketing, Advertising, Sales, Entrepreneurship/Venture Management, and E-Business.

Los Medanos College, Pittsburg, CA

JUNE 2016 - PRESENT

I'm taking courses in Computer Science to learn to analyze, program, and build new technology. I'm currently learning to program with Python.

Live Oak High School, Antioch, CA — High School Diploma

MARCH 2016 - JUNE 2016

I finished up my credits at LOHS and learned to persevere to the end and reap the rewards, in this case my high school diploma. I also participated in the Tobacco Use Prevention Education (TUPE) to educate myself and help prevent others from using tobacco or marijuana.

Delta Vista High School, Byron, CA — HiSET- High School Equivalency Certificate

DECEMBER 2016 - MARCH 2016

I studied months to prepare for the equivalency test and received my results with two perfect scores in Mathematics and Social Studies and college readiness in Reading and Science, and a high school equivalence in English.

Deer Valley High School, Antioch, CA — General Education

MARCH 2016 - JUNE 2016

I did poorly in my freshman year of high school here. I turned it all around going from a 0 to a 3.43 GPA in my sophomore year. I learned how to adapt to the different environment and apply myself in it. This made me more confident that I can do the impossible even if the odds are stacked against me.

PROJECTS

Honors Research Symposium— Researcher

OCTOBER 2016 - MAY 2017

I did a research on Latinxs in Entrepreneurship and how their financing options are as a startup company. The Honors Symposium is held at Stanford University this year. I'm working on a presentation so I can provide possible solutions for future Latinx entrepreneurs.

Startup Weekend Bay Area: AR, VR, AI— Participant

JANUARY 2017

At this event I was participating on my friend's team to help with marketing and sales. I also did a lot of outreaching to get people to give us feedback. It was called *Simpliup* and we focused using AR technology to educate students rather than traditional schooling.

Startup Weekend Oakland Latinx Tech Edition— *Third Place Winner*

OCTOBER 2016

We started a company over the weekend with only 54 hours to do so. I learned how to manage my team to carry out tasks they had strengths in. The company was called *LATACY* and we focused on building a web and app platform that could bridge the gap between mentorship and at risk Latinx youth.



RECEIVED
SEPT 01 2017
CITY OF ANTIOCH
CITY CLERK

APPLICATION DEADLINE DATE: Friday, September 1, 2017 by 4:30 p.m.

ECONOMIC DEVELOPMENT COMMISSION - Commissioner

One (1) Partial-Term Vacancy (Expiring June 2019)

Print Your Name Kelly Kalfsbeek
Address _____ City Antioch
ZIP Code 94509 Phone (H) _____ (W) _____ (C) _____
E-Mail Address _____
Employer Contra Costa County E.H.S.D.
Address 151 Sand Creek Rd. Ste A City Brentwood
Occupation Medi-Cal Program Assistant
Years lived in the City of Antioch 20

List the three (3) main reasons for your interest in this Appointment:

- 1) I want to see jobs with sustainable wages in Antioch
- 2) I take pride in my city & want to see it thrive (ie provide employment opportunities & quality of life for residents/visitors)
- 3) I want businesses to know the benefits of being in Antioch

Have you attended any meetings of this commission? No

Have you had any previous City community service on this commission? (If yes, please explain)

I have been a member of the Antioch Chamber of Commerce through my position with the Workforce Development Board of Contra Costa County & have worked with Lizet Zepeda to support business owners.

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying?

I have done a lot of outreach to Antioch business owners to let them know about resources available through Contra Costa County - including providing staffing assistance and connecting them to Small Bus Dev. Center. I have worked with the City of Antioch Economic Development Dept. to support business owners. I work with Antioch residents to assist them with accessing needed resources to gain employment & meet their needs.

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

I was a small business owner in Antioch for over 15 years, and I feel I have a good perspective on the city & its residents. In my current role providing social services I am aware of the need for good paying jobs in our city. We have some challenges but we also have an opportunity to show everyone the good things about being in Antioch. We have resources - like the northern waterfront that offer a lot to businesses and we have a large workforce along with excellent educational facilities. We have a lot of pride & I want to see Antioch shine & thrive!

Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? Yes.

Please attach your resume (REQUIRED TO BE CONSIDERED FOR APPOINTMENT).

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007



Signature

8/29/17

Date

Kelly S. Kalfsbeek

OBJECTIVE:

To obtain a volunteer position on the Economic Development Commission for the City of Antioch.

EXPERIENCE:

Business Services Representative, Workforce Development Board of Contra Costa County, 3/16-7/17 Outreach to businesses and employers to assess needs, develop relationships and promote workforce services programs. Collaborated with partners to provide services such as job placement of eligible individuals, customized training development, small business development services, rapid response and other services needed to stabilize and grow business in Contra Costa County. Monthly reporting, providing data to partners and businesses. Preparing reports for management, record keeping. Maintaining database and CRMs. Posting jobs and acting as a liaison between employers, partners, educators, Small Business Development Center and Career Centers/AJCC. Proficiency in EXCEL, PowerPoint, Salesforce, CalJOBS, Econovue.

MPA, Contra Costa County EHS, 11/14-3/16 Determine eligibility to CW/CF/MC programs through intake. Refer clients to WTW and other social services. Maintaining accurate records. Reviewing IEVS/MEDS. Clearing apps through MEDS system. Coordinating with other workers. Prioritizing workload to stay on task. Strong attention to detail and excellent communication skills. Preparing reports. As part of Speaker's Bureau, performed public outreach to inform about Medi-Cal and other County programs

EW Specialist, MCSC, 2/12-10/14 Determine ongoing eligibility for CF clients. Incl. processing SAR7's, RC's and all related tasks For CF eligibility. Incl. Answering phones, problem solving, client correspondence. Completing RC's in person and by phone. Completed assignments from SSWFI and other depts. Assist co-workers and being shadowed by EW's in OJT. Active member of Social Committee and performed community outreach for HCR through Speaker's Bureau.

Business Owner/Operator, Bright Sun Pool and Spa Service & Repair, 8/94-4/11 Performed all duties required to run Pool/Spa Service and Repair Business. Incl. A/R & A/P, billing, inventory control, marketing/advertising, parts ordering, tax prep, record keeping, client correspondence, estimating, interviewing and hiring of personnel, quality control.

Crew Leader Assistant, U.S.Census, 3/10-7/10 Concord, CA
Assisted Crew Leader in training and auditing crew of enumerators. Conducted personal

interviews to obtain required info. Scheduled workload & reported to crew leader.

Customer Service, AP/A/R, Farwest Equipment Concord, CA
Interacted with Sales, Parts and Service Departments of this tractor dealership. I worked closely with customers to ensure their satisfaction.

Inventory Control Supervisor, TMC Pleasant Hill, CA
Duties included ordering private label products for clients, calculating truck loads for shipment, shipping, tracking and dispatching.

Operations Supervisor, JC Penney Distribution Center Reno, NV
Responsibilities included: hiring, training and supervising 35 employees for Shipping Dept., Order takers, Packing & Receiving depts. Responsible for hiring, training providing quarterly performance reviews for employees. Scheduling for dept., coordinating with other Supervisors and reporting to Dept. Manager. Team Leader for Quality Circles. Preparing reports and presenting to management.

Quality Control Supervisor, Quaker State Oil Oakland, CA
Responsible for interviewing, hiring and training Quality Control Associates for Quaker State Oil and placing them in the Service Departments of Automobile Dealerships throughout the East Bay and San Francisco area. Completed performance reviews, provided training materials and support and reported to District Manager. Acted as liaison between Service Dept. Managers and Quality Control Associates. Assessed needs of Service Dept. Managers and screened candidates.

EDUCATION : BS Business Management, University of Nevada Reno

References:

1. **Patience Ofodu, (510) 453-6950. Email: Pofodu@ehsd.eccounty.us**
2. **Jamie Pulido, 2231 Newport Dr., Discovery Bay, CA 94505, (925) 584-9656
Email: jamiapulido@prodigy.net**
3. **Janeen Lawson, 2263 Cambridge Ct., Discovery Bay, CA 94505, (925)757-5538
Email: chachaneen@gmail.com**



RECEIVED

SEP 01 2017

CITY OF ANTIOCH
CITY CLERK

APPLICATION DEADLINE DATE: Friday, September 1, 2017 by 4:30 p.m.

ECONOMIC DEVELOPMENT COMMISSION - Commissioner

One (1) Partial-Term Vacancy (Expiring June 2019)

Print Your Name Susana M. Williams

Address _____ City Antioch

ZIP Code 94531 Phone (H) _____ (W) _____ 330

E-Mail Address _____

Employer Route 66 Social (self-employed)

Address 5109 Watkins Way City Antioch

Occupation marketing Consultant / Media Sales - Digital

Years lived in the City of Antioch 17

List the three (3) main reasons for your interest in this Appointment:

1. I think Antioch is a great place to live and I'd like to help it become a great place to work also.
2. I have media, marketing & business skills Antioch needs.
3. I want to give back in an actionable & meaningful way.

Have you attended any meetings of this commission? No

Have you had any previous City community service on this commission? (if yes, please explain) Not on this commission but I am on the Measure C Oversight Comm.

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? I have a varied and extensive background in working with and helping market and develop a wide range of types of businesses. I'm also very aware of up & coming businesses across a variety of sectors including technology and have relationships that would be helpful to Antioch's economic future.

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

I understand marketing from a traditional pov up to and through mobile / social / influencers and beyond. This can help us market antioch more effectively. I also have skills that will help with identifying potential businesses / industries, coming up with the right approach and relationships that can help us achieve our goals as a city.

I'm forward thinking yet still realistic. I understand the process change goes through. I grew up in a small town, have lived in several large cities and currently live here this gives me an interesting perspective.

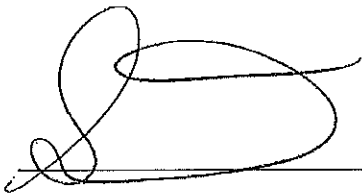
Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? Yes

Please attach your resume. ~~(REQUIRED TO BE CONSIDERED FOR APPOINTMENT)~~

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007



Signature

8/31/2017

Date

SUSANA M. WILLIAMS

Antioch, California 94531

PROFESSIONAL EXPERIENCE

Curejoy

Feb 2017 to July 2017 (company unexpectedly left the US branded market)

Western Director – Sales & Branded Partnerships

- Developed prospect list and strategy for the Western territory for this health and wellness platform
- Introduced our branded content/influencer platform to both agency and brand clients including Clorox, Fitbit, Dr. on Demand, Nature's Gate, Sephora, Nature Made, Method, UMW, MEC, Mindshare, AKQA, Muh-Tay-Zik and Ootem

Route 66 Social

January 2014 to present

Consultant

- Social Media Strategy and Execution, Business Consulting, Marketing and Data/Analytics Solutions
- Developed social strategy for clients including Bandai (Pac Man Mobile), Ootem Advertising, Bellafill and Sling
- Worked with Kopp Consulting - opened C-level doors/helped close deals for clients in the software/applications industry – companies included Clorox, Ford Motor Company, Visa, Constellation Beverages, BBC, Discover Card, Refresh, Macy's, AARP, General Electric, MasterCard, Genentech, CTCA and St. Jude

Cardlytics

March 2013 to March 2014

Sales Director, West Coast

- Introduced Card Linked Marketing to the West Coast advertising community with a focus on targeting, analytics strategies and solutions offered by this Innovative new platform
- Engaged the film industry including studios and their agencies
- Closed several key accounts including Denny's (Optimedia) - \$1M plus and CKE (Initiative)

Voltari Media (formerly Motricity)

July 2011 to March 2013

Sales Director, West Coast

- Consistently the top Media Sales biller and sole seller to exceed 2012 quota of \$1.5 million
- Closed key new business accounts in the Western region, including Wilson, Sur la Table, Acer and Yakima
- Increased spend of Kroger and Subway accounts by 500% in 2012 versus 2011. They were then consistently the top 2 largest billing accounts for the company
- Only Media Salesperson to have developed a \$1 million plus account which, in 2013, was billing \$300k/month

MyYearbook/Social Theater on Facebook (now MeetMe)

May 2010 - July 2011

Director, Ad Sales

- Developed the Northern California and Pacific Northwest Territories for this social media platform
- Consistently met goals
- Sold the first Disney campaign and closed the company's largest deal – in excess of \$1 million with a second year renewal.

RockYou, Inc.

October 2008 - May 2010

Director, Ad Sales

- Top revenue producer – generated over \$1 million in first year with high profile accounts in the Western region including: Disney, Microsoft, Warner Bros, Nike, and Fox
- Created and executed custom integrated solutions within social game applications for Facebook and Myspace
- Managed and mentored team of sales planners, ad ops/traffic, and junior sales reps

Susana M. Williams – Page 2

Imaginova Networks

January 2007 - October 2008

Sr. Sales Director – Western Region

- Managed sales and business development relationships for the Western Region
- Increased West Coast business in excess of 50% with key clients including major film studios and import auto manufacturers.
- Was instrumental in the acquisition and development of Newsarama.com – a strategic and successful revenue generator

Terra Networks

2005 -2007

Sales Account Manager

- Generated ad revenue in West territory among general market and Hispanic agencies, including: Hyundai, Newline, Fox, L'Oréal, and Sony Pictures and Anita Santiago. Consistently exceeded annual quota of \$1 million. Was top biller for World Cup sponsorship program, generating \$250K

Fastclick

2004 - 2005

Sales Director

- Developed brand sales revenue in Midwest and West regions among agency and advertiser companies, including: Disney, OMD, Starcom, AKQA, and Razorfish - I sold many of our "firsts" in the brand categories

Interevco, Inc.

2002-2004

VP/Western Director

- Drove revenue for publishers, including: Prevention.com, FHMus.com, Kazaa, uComics and UserFriendly
- Consistently met or exceeded annual revenue goals of \$1 million
- Secured contracts with new publishers in expansion categories

Classmates Online

2001-2002

Strategic Alliance Manager

- Consistently exceeded revenue goals of \$1 million annually. Exceeded quota in 2002 by 20%

The Weather Channel/Weather.com

1999-2001

Sales Director

- Director of the Pacific Northwest territory. Managed a team of five to collectively achieve a revenue goal of \$7 million
- Consistently billed over \$1.5 million annually individually. Was top biller nationally for weather.com in 2001 with over \$3.2 million in sales

EDUCATION

- University of Santa Clara Law School, Santa Clara, CA – Paralegal Graduate Certificate Program
- Oregon College of Business, Medford, OR
- Berlitz - Spanish – Level Five



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AUG 22 2017

CITY OF ANTIOCH
CITY CLERK

APPLICATION DEADLINE DATE: Friday, September 1, 2017 by 4:30 p.m.

ECONOMIC DEVELOPMENT COMMISSION - Commissioner

One (1) Partial-Term Vacancy (Expiring June 2019)

Print Your Name Tracey L. Nicks

Address _____ City Antioch

ZIP Code 94531 Phone (H) N/A (W) N/A (C) _____

E-Mail Address _____

Employer Workforce Development Board of Contra Costa County (Retired)

Address 300 Ellinwood Way, 3rd Floor City Pleasant Hill

Occupation Business and Economic Development Coordinator

Years lived in the City of Antioch 23

List the three (3) main reasons for your interest in this Appointment:

1) To offer workforce development knowledge and expertise.

2) To strengthen the competitive advantage of Antioch's businesses and improve employment opportunities for Antioch residents.

3) To identify resources and facilitate connections that support Antioch's economic interests and positive recovery.

Have you attended any meetings of this commission? Yes

Have you had any previous City community service on this commission? (If yes, please explain) No

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? Economic Development, Workforce Development, Intelligence Gathering, Partnership Design, Collaboration Management, Policy Board Management, Business Outreach and Engagement, Media Engagement, Strategic Planning and Volunteer Work.

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

Through formal studies, I focused on individual, home, business and community health and management in the attainment of my Associate's, Bachelor's and Master's Degrees. For 25 years I have been fortunate to marry formal education, training and work experience. While working in the fields of Career Counseling, Workforce Development and Economic Development, I developed and managed programs and projects that positively impacted the employment and income levels of local residents, moving them closer to self-sufficiency.

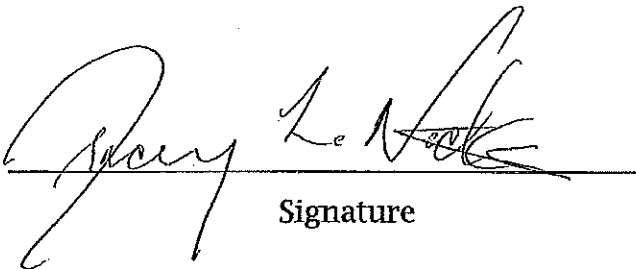
Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? Yes

Please attach your resume **(REQUIRED TO BE CONSIDERED FOR APPOINTMENT)**.

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007


Signature

8/22/17
Date

TRACEY L. NICKS

Antioch, CA
94531

August 22, 2017

Antioch City Clerk
200 H Street
P.O. Box 5007
Antioch, CA 94531-5007

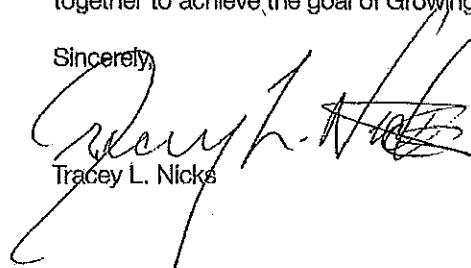
Dear Economic Development Manager,

For 23 years I have been a resident of the city of Antioch. Although most of my career was spent working in cities located just outside of Antioch, I have always held onto the belief that the great city of Antioch will soon strengthen its business and industry community, and position itself to employ workers with diverse skills in local jobs.

My sincere desire is to use the 25 years of formal training and work experience I have in Economic Development, Workforce Development and Career Counseling to support the goal, strategies and objectives of the Antioch Economic Development Commission. In seeking this opportunity, I offer my range of skills in Board Management, Workforce Development and Business Outreach & Engagement to assist in crafting and achieving economic development objectives that will help Antioch obtain a competitive advantage and positioning ranked among other leading Bay Area cities.

I welcome the opportunity to speak with you further about how we may work together to achieve the goal of Growing the City of Antioch out of Recession.

Sincerely,



Tracey L. Nicks

TRACEY L. NICKS

Antioch, CA
94531

Profile

Over 25 years of formal training and work experience in career counseling, workforce development and economic development with a desire to support individual, home, business and community economic vitality.

Workforce Services Specialist (Business and Economic Development Coordinator), Workforce Development Board of Contra Costa, Pleasant Hill, CA — 2006-2012

Crafted and oversaw goals to attain economic vitality through various local and regional economic partnerships. Managed and participated in local and regional knowledge sharing activities designed to help attain competitive advantage for workers and businesses (EC2, DIA). Secured funding to improve workforce and entrepreneur skills. Recommended Economic Development direction to Board.

Skills

Policy Board Management

Workforce Development

Business Outreach & Engagement

Program Design

Research

Strategic Planning

Volunteer Work

Workforce Analyst (Labor Market Information), Workforce Development Board of Contra Costa County, Concord, CA — 1999-2006

Managed the collection and dissemination of occupational data for East Bay Counties (Alameda and Contra Costa). Informed and recommended education and training program design, career counseling, human resource management, economic development and workforce development program planning.

Labor Market Information Specialist, Private Industry Council of Contra Costa County, Concord, CA — 1996-1999

Managed the collection and dissemination of occupational data to inform workforce development partners. Ensured all project deliverables were met on time.

Career Counselor, Right Management, Fayetteville, NC — 1992-1995

Assisted military personnel transitioning into mainstream careers. Developed and delivered career search workshop topics (job search, resume writing, and interviewing techniques).

Education

Troy State University, Dothan AL - Master of Science Degree, Counseling and Psychology (Emphasis: Career Counseling), 1992

San Francisco State University, San Francisco, CA - Bachelor of Arts Degree, Home Economics (Emphasis: Life Skills Management), 1990

Brooks College, Long Beach, CA - Associate of Arts Degree, Fashion Merchandising (Emphasis: Retail Business Management), 1984

Research and Scholarly Contributions

Diablo Innovation Alliance, Regional Innovation Clusters Strategic Action Plan, Clean Energy and Water Technology Clusters, 2011

Manufacturing Industry Sector Study of Small Manufacturers in Contra Costa County, 2005

Workforce Population Survey of East County Residents (Partnership: City Economic Development, County Redevelopment and County Workforce Development Board), Antioch, Bay Point, Brentwood, Byron, Oakley and Pittsburg, 2005

Human Resources Services for Small Business Study and Project Design, 2004

Self-Sufficiency Standard Policy for Contra Costa County Workforce Training, 2002

Labor Market Information, Occupational Outlook Report, 1997-2004

Achievements, Awards and Memberships

East County Leadership, 2009

Family Economic Security Partnership, 2008-2009

Bay Area Quality Family Child Care Association, 2008-2009

Entrepreneur Development Training, 2008

New Birth Church Business Development and Community Relations, 2007-2011

Economic Development Practitioner Training, 2006

Manager of the Year - Contra Costa County, 2005

Business Services Training, 2004



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 10, 2017
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Forrest Ebbs, Community Development Director *FE*
SUBJECT: Planning Commission Appointments

RECOMMENDED ACTION

It is recommended that the Mayor nominate and Council appoint three members to the Planning Commission for 3 full-term vacancies expiring October 2021.

STRATEGIC PURPOSE

Long Term Goal L: City Administration: Provide exemplary City administration.

Strategy L-7: Coordinate City Boards and Commissions administrative requirements.

FISCAL IMPACT

There is no fiscal impact to the City as all positions are voluntary.

DISCUSSION

The Planning Commission has three full term vacancies with an expiration date of October 2021. Applications were received during the recruitment period and all of the applicants were interviewed by Mayor Wright and Planning Manager Morris.

The recommendation will be made by Mayor Wright at the meeting.

ATTACHMENTS

- A. Resolution
- B. Applications

ATTACHMENT "A"

RESOLUTION NO. 2017/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPOINTING _____ TO THE PLANNING COMMISSION FOR FULL TERMS ENDING IN OCTOBER 2021

WHEREAS, there are currently three vacancies on the Planning Commission due to the expiration of three terms,

WHEREAS, the City Clerk made announcement of the vacancy and solicited applications for the vacancy; and,

WHEREAS, Mayor Sean Wright and Planning Manager Morris considered applications received and interviewed each of the interested applicants; and,

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointment of said nominee; and,

WHEREAS, Mayor Sean Wright has nominated _____, to the Planning Commission; and,

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Antioch hereby approves the Mayor's nomination of _____, and appoints him/her to serve on the Planning Commission for the full term ending in October 2021.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 10th day of October, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "B"

RECEIVED

AUG 18 2017

CITY OF ANTIOCH
CITY CLERK



APPLICATION DEADLINE DATE: Wednesday, September 6, 2017 by 4:30 p.m.

PLANNING COMMISSION - Commissioner

Three (3) Full-Term Vacancies (Expiring October 2021)

Print Your Name JOHN MALCOLM JR

Address _____ City _____

ZIP Code 94509 Phone (H) _____ (W) _____ (C) _____

E-Mail Address _____

Employer MEDICALLY RETIRED - WAS IBEW LU 302

Address _____ City MARTINEZ

Occupation ELECTRICIAN

Years lived in the City of Antioch 31

List the three (3) main reasons for your interest in this Appointment:

- ① I FEEL I WOULD BE EXCELLENT AT THIS POSITION W/34 YRS EXPERIENCE IN THE ELECTRICAL FIELD, RES, COMM, & INDUSTRIAL.
- ② TO WORK IN THE SAME CITY I RESIDE IN.
- ③ IT COULD BE A STEP TOWARD RUNNING FOR OFFICE IN FUTURE

Have you attended any meetings of this commission? NO

Have you had any previous City community service on this commission? (If yes, please explain) NO

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? 34 yrs in ELECTRICAL TRADE. MEMBER OF THE IBEW. MEMBER OF THE

IBEW INSIDE WIREMAN EXECUTIVE COMMITTEE 2007-2008

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

I WENT DOWN ON MEDICAL RETIREMENT, SO I'M
LOOKING FOR A POSITION WHERE I CAN PUT MY
YEARS OF EXPERIENCE TO USE, WITHOUT PUTTING
ON MY TOOLS.

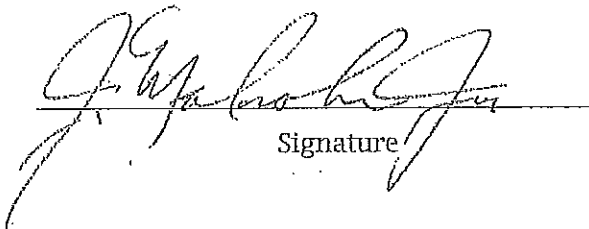
Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? _____

Please attach your resume (REQUIRED TO BE CONSIDERED FOR APPOINTMENT).

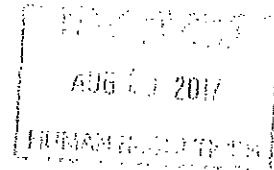
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Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007


Signature

8-18-17
Date



APPLICATION DEADLINE DATE: Wednesday, September 6, 2017 by 4:30 p.m.

PLANNING COMMISSION - Commissioner

Three (3) Full-Term Vacancies (Expiring October 2021)

Print Your Name Robert Martin

Address _____ City _____

ZIP Code _____ Phone (H) _____ (W) _____ (C) _____

E-Mail Address _____

Employer retired

Address _____ City _____

Occupation retired

Years lived in the City of Antioch 42

List the three (3) main reasons for your interest in this Appointment:

- ① heard where the city is developing
- ② Help guide the city toward responsible development.
- ③ Increase more intown businesses by ~~being~~ being friendly to businesses making it easier to start up.

Have you attended any meetings of this commission? Yes

Have you had any previous City community service on this commission? (If yes, please explain) Yes Antioch Waterfront Committee, Antioch Planning Commission

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? I like to think ahead and plan for the future. I listen to people to get different points of view and make informed decisions based on staff and public input. I have been on the Planning Commission before.

8-30-2017
[Stamp]

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

My previous experience in Industry, Labor Relations, and Planning Commission make me an excellent candidate for this appointment.

Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? Yes

Please attach your resume (REQUIRED TO BE CONSIDERED FOR APPOINTMENT)

Please note that this completed application is available for public review.

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Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007

Robert Martin
Signature

8-30-2017
Date

Antioch Planning Commission Resume
for
Robert Martin

APR 2 2017
PLANNING

Date	Information
2006-Present	Antioch Historical Society as a Board of Director, President and Treasurer
2000-2008	Antioch Planning Commission working on South East Antioch Specific Plan, FUA 1, FUA 2, East Lone Tree Specific Plan, Roddy Ranch Reorganization Area, Prewett Family Park Master Plan, Lindsey Basin Park Master Plan, Sand Creek Basin Park Master Plan, Zeka Ranch Plan, City Wide Design Plan, Antioch Housing Element Update, Antioch General Plan, update of Chapter 9 of the Antioch Municipal Code, and early planning SR4 expansion. Attended League of California Cities Planning Commissioner Conferences.
1990-1999	Antioch Planning Commission learned about EIR, map act, general plan, specific plan, tentative map, conditions of approval, running public meetings and listening to the public at meetings. Attended League of California Cities Planning Commissioner Conferences.
1987-1990	Antioch Waterfront Committee.
1989-2006	Employed by IBEW LU 1245 as a Business Representative and Network Administrator
1975- Present	Living at 2627 Cooper Court, Antioch, CA APN 074-242-015
1972-1992	Employed by PGE as a Power Plant Operator, Instrument Technician and Control Technician
1965-1972	US Navy – Honorable discharge
1965	Graduated with AS degree from Young Harris College
1962	Graduated Moultrie High School
November 18, 1943	Born in Moultrie, Georgia

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AUG 8 1 2017

CITY OF ANTIOCH
CITY CLERK



APPLICATION DEADLINE DATE: Wednesday, September 6, 2017 by 4:30 p.m.

PLANNING COMMISSION - Commissioner

Three (3) Full-Term Vacancies (Expiring October 2021)

Print Your Name Martha Ellen Parsons

Address _____ City _____

ZIP Code 94531 Phone (H) _____ (W) _____ (C) _____

E-Mail Address _____

Employer self employed

Address _____ City Antioch, CA 94531

Occupation Small Business Owner, Real Estate Broker

Years lived in the City of Antioch 70

List the three (3) main reasons for your interest in this Appointment:

Wanting to continue to serve my City on items that have come before the commission over the past 2 plus years.

Help make recommendations to the City Council on land use, zoning, and general plan issues coming before the commission to help improve and grow our City on these ongoing developments.

The belief that Antioch is at the brink of becoming a growth center for jobs and development as eBART becomes a reality and wanting to assist in that process.

Have you attended any meetings of this commission? Yes

Have you had any previous City community service on this commission? (If yes, please explain) Yes, I have served on the Planning Commission since February of 2015 and am currently the Vice Chair.

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? _____

As a lifelong resident and advocate and volunteer for our City and my previous service of 2 years on the City Council, 3 1/2 years on Economic Development, 2 1/2 years on the Planning Commission and 35 plus years as a Realtor give me a prospective I think needed on the Planning Commission.

BC

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? Yes

Please attach your resume *(REQUIRED TO BE CONSIDERED FOR APPOINTMENT)*.

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007



Signature



Date



Martha Viera Parsons

CAREER OBJECTIVE Employment utilizing my many skills, which include office administration, strong contract, computer and organizational skills and vast experience in dealing with people that have enhanced my human relations talent.

QUALIFICATIONS Over 40 years in the business and real estate environment has prepared me for responsibilities in administration, supervision, database management, legal aspects, contracts, budgets and personnel actions. I am a loyal, conscientious and dedicated worker who aspires and does turn challenges into opportunities.

EXPERIENCE

Administrative

Heald College -- Administrative Assistant to the Director, responsible for the supervision of computer labs and lab trainees, tutoring computer sciences, teaching word processing, and production of student schedules.

PRO Real Estate -- Broker/Co-Owner, managing until its sale

Bayly, Martin & Fay -- Accounting Consultant during reorganization

Praxair, Inc. -- Office Administrator and Plant Manager Confidential Secretary

Morrison Knudsen Corporation -- Administrative Assistant to the Plant Manager and Disadvantaged Business Enterprise (DBE) Administrator

Office Administration

Past Parsons Business Solutions -- Own, manage and operate small business supporting and professionally assisting other businesses, candidates, organizations and the general public in all aspects of a business office, fundraising, events planning, specializing in golf tournaments and receptions, organizing functions, correspondence, generating mailings lists, labels, flyers, including the Contra Costa College Foundation Scholarship Golf tournament for the past 14 years.

Past Tom Torlakson for Assembly/Tom Torlakson for Senate -- Political Consultant involved in all phases of the successful 1996 & 1998 & 2008 Assembly campaigns and 2000 & 2004 senatorial campaign.

Senator Mark DeSaulnier -- Political Consultant involved in all phases of the successful Supervisorial race in 2000 & 2004, his Assembly race 2006 and Senate race in 2008. For both contracts handled the campaign work from primary to general election including: strategy meetings; conducting opposition research; coordinating mass mailings using internet database of over 21,000 entries-producing labels, creating flyers, invitations, and supervising of campaign events; coordinating and supervising phone banking and precinct walking; signature gathering, arranging speaking opportunities for candidates; managing candidates correspondence; arranging internship for young college students to work on campaign in exchange for college credit, etc. Special Event Coordinator for successful fundraising events for both the candidates.

Past Morrison Knudsen Corporation -- Administrative Specialist responsible for organizing the new facility in California including: facilitating building permits with the City of Pittsburg and Riverview Fire Department; working closely with contractors to coordinate construction timetables; purchasing and administration of the facility telephone system; laying out and purchasing of all office furniture and equipment for a staff of 70 in three separate office areas.

Managing a staff of 5 clerical employees and auditing and authorizing payroll for 48 hourly employees. Responsible for coordinating the telecommunication/video conferencing equipment functioning ties to three sites nationwide. Liaison between company and various DBE firms on site, producing monthly DBE progress reports, originating and generating of the monthly Customer Program Review Booklets for BART and CALTRANS Contracts. Position ended when MK lost the BART contract in Pittsburg.

Praxair, Inc. – Office Administrator and Confidential Secretary to the Plant Manager, responsible for computerized payroll for 78 hourly employees, human resource administration for a facility of 90, on-going department budget administration, facility million dollar plus overhead invoice auditing and union contract administration for a production force of 28, supervising an office staff of 5, responsible for vehicle fleet administration for a fleet of 40, logistics contract administration, customer billing, government and private business contract administration, i.e., Lawrence Livermore Labs, Sandia Labs, USS POSCO, Du Pont, etc. Position ended when all clerical duties was transferred to Tonawanda, NY.

PRO Real Estate, Inc. -- Broker/Co-Owner, establishing and successfully managing the business until its sale. Responsibilities included advertising and overhead budgets, writing advertising, monitoring contract writing and listing agreements of independent contractor agents.

Community Relations

Current Realtor-Broker Associate JDK & Associates- Self Employed

Current Higgins Chapel/Oak View Memorial Park - Ambassador representing the business at Chambers of Commerce, Business Networking organizations and providing various special projects support.

Past Assemblyman Tom Torlakson – Field Representative in the East Contra Costa Area

- Establishing and maintaining effective working relationships with local community and civic leaders.
- Representing the Senator/Assemblyman at meetings and functions throughout the district/performing public speaking duties when required.
- Responding to public inquiries regarding the Assemblyman's views and positions on various issues and legislation.
- Developing superior knowledge of state government system and the legislative process to properly respond to constituent concerns and inquiries.
- Reviewing and researching constituent correspondence and developing written responses for signature.
- Providing a weekly report of district activities; preparing briefing packets for member; research subjects for speeches; correcting office computer problems, keeping abreast of district concerns; following assigned issue areas; tracking bills; researching bill ideas and special projects.

EDUCATION AND SPECIALIZED TRAINING

Heald College - Associate of Business Degree --

Accounting/Data Processing – 3.95 GPA-Cost Accounting, Management Accounting, BASIC, RPG, Computerized Accounting

PC compatible computer proficiency - Microsoft Office 2003 Professional, Microsoft XP Professional (Word, Excel, Access, Power Point), KRONOS

Computerized Payroll, WordPerfect, Print Shop Deluxe and various other computer software.

Real Estate Sales and Brokers Courses and Continuing Education courses - Ethics, Appraisal, Tax, Economics, Legal Aspects, etc.

Human Resource/Personnel/Management Courses - Interpersonal Communications, Appraising Non-Exempt Performance, Meeting Management, Union Carbide Corporation Management Program, Performance Excellence Process, Managing in Turbulent Times

PAST & CURRENT COMMUNITY INVOLVEMENT/RECOGNITION

2014 & 2015 Antioch Veteran's Day Parade Chair
Antioch Centennial Celebration Member
Antioch Chamber of Commerce, Former Vice President and Current Ambassador
Former Ambassador of the Year
Chamber of Commerce Leadership for East County Program
Antioch City Councilmember 2008 - 2010
Antioch Economic Development Commission - 2011 - 2015
Antioch Planning Commission - 2015 - Present
Antioch Oversight Board To The Successor Agency To The Antioch Development Agency - 2012 to Present
Antioch Human Resources Corporation Board of Directors, Former Secretary
Antioch Historical Society - 1985 - Present
Antioch Rotary Club - 2013 - Present, Board Chair
Antioch Senior Citizens, Fun after 50 - current
Antioch-Chichibu Sister City Organization Charter Member
Antioch Woman's Club, Current Co-President 2014-2016
1st Vice President 2012-13
CalNevHa District of Kiwanis Int'l, Div. 26 Distinguisher Lt. Governor 2001-02
Celebrate Antioch Foundation Member 2012 to present
DOW Community Advisory Board 2014 - Present
Keep Antioch Beautiful Founder and Chair 2009-present
Kiwanis Club of the Delta-Antioch, Member 1998 - Present
Kiwanis Club of the Delta-Antioch, President 2000-01
Kiwanis Club of the Delta-Antioch, Secretary 2007-10
Kiwanis Club of Brentwood Charter Member-2001 - 2014
Lake Alhambra Property Owners Association-1985 - Present
Leo Fontana Lifetime Achievement Foundation 2015 to Present, Treasurer
Morrison Knudsen Corporation's United Way Campaign Coordinator
The United Way Honorary Mention Award 1995
Most Holy Rosary Catholic Church - Lifetime Member
Former Holy Rosary Harvest Faire Committee, Co-Chair Ticket Sales (13 years)
Former Holy Rosary School, Co-Chair-"Holy Hotcakes/Friar's French Toast"
Former Third grade CCD Teacher
Order Sons of Italy- C. Colombo Lodge 1315 - 1972 - Present
1999 75th Anniversary Celebration Chair
Praxair's East County Tree Planting Program Chairperson
Contra Costa County Supervisor Community Service Award 1993
The Industrial Association of Contra Costa County
Chairperson, Personnel Group, Special Recognition Award 1991
Veterans of Foreign Wars, Post 6435 Ladies Auxiliary

REFERENCES - Upon Request

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SEP 06 2017

CITY OF ANTIOCH
CITY CLERK

APPLICATION DEADLINE DATE: Wednesday, September 6, 2017 by 4:30 pm

PLANNING COMMISSION - Commissioner

Three (3) Full-Term Vacancies (Expiring October 2021)

Print Your Name Lynden Price

Address _____ City _____

ZIP Code 94531 Phone (H) _____ (W) _____ (C) _____

E-Mail Address _____

Employer California Dept. Corrections

Address _____ City _____

Occupation Castwork Specialist

Years lived in the City of Antioch 4 years

List the three (3) main reasons for your interest in this Appointment:

To support my community, to support the organizations in my community, lastly to understand my community needs.

Have you attended any meetings of this commission? NO


Have you had any previous City community service on this commission? (If yes, please explain) _____

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? I work for the California

Dept. of Corrections I support the CCPDA Union and serve on several committees to make decisions on bettering the Institution. I have knowledge in planning and servicing my community needs.

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

I have vast resources with organizations that I'm a part of. I have helped with ample services that will help bridge programs into planning for the city of Antioch. I am dedicated in serving my community.


Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? Yes 

Please attach your resume (REQUIRED TO BE CONSIDERED FOR APPOINTMENT)

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007



Signature

9-4-17

Date

Lynden G. Price,

Resume

**California Department of Corrections
Supervising Casework Specialist, Youth Authority**

This position is under the direction of the Program Administrator. The Supervising Casework Specialist (SCWS) provides direct supervision to a Mental Health or Clinic Intake unit, and directly supervises the Senior Youth Correctional Counselor (SYCC), Casework Specialist (CWS) and Parole Agent I (PAI). Actively support the vision and mission of the Division of Juvenile Justice (DJJ) by promoting a rehabilitative environment. Incorporate the vision and mission of DJJ in a daily work pattern and ensure that subordinate supervisors know and apply them. Supervise an inter-disciplinary team, implementing the program and ensuring that staff works collaboratively with the youth to develop program goals, transition plans and incentives for change. Reinforce the expectation that staff utilize skills consistent with the Integrated Behavior Treatment Model (IBTM) in order to effectively provide treatment to youth. Ensure that assigned SYCCs and subordinates work collaboratively with youth in an inter-disciplinary team approach to develop goals, case plans, transition plans and incentives for change. Reinforce the expectation that staff utilize skills consistent with the Integrated Behavior Treatment Model (IBTM) in order to effectively provide services to youth. These skills include but are not limited to: ensuring that unit staff understand the youth's target behaviors that are derived from the youth's risk/needs assessment and documented in the case plan; unit staff consistently deliver cognitive-behavioral interventions as designed and use the strength-based Positive Reinforcement System and Youth Incentive Program to reinforce desired behavior identified in groups and in the individual case plan; and ensures that staff use motivational interviewing strategies in day to day interactions with youth as well as in case conferences.

**California Department of Corrections
Casework Specialist, Youth Authority**

Ventura Youth Correctional Facility,
Reception Intake, Intensive Male Treatment Program, Female Intake

Performs intensive individual casework services and group work counseling and psychotherapy with an assigned caseload; prepares sociopsychiatric case history information for use in diagnosis and participates in diagnostic formulations; interprets the social aspects of mental and emotional disturbances and delinquency to parents, relatives, parole officers, and others interested in the welfare of wards and residents; acquaints other staff members with the social service role in diagnosis and treatment and works as a team member with other treatment disciplines; collaborates with social agencies in preparing the ward and his family for his

B13

eventual release on furlough or parole; summarizes case material for case conferences; prepares and presents progress reports as required; participates in research projects; may train graduate social work students during field placements; may act as lead person in the absence of the Supervising Casework Specialist; provides necessary in-depth qualitative technical review of casework services performed by Youth Correctional Counselors and teachers; consults with and advises the Senior Youth Correctional Counselor on the casework services being performed; prepares verbal, written, and statistical reports; participates as a trainer in training sessions, or as a significant member at meetings, committees, and conferences; makes significant casework and program assignment decisions on ward cases assigned; cooperates with field parole in developing parole plans for prospective parolees; prepares cases for the Youthful Offender Parole Board calendar; maintains order and supervises the conduct of persons committed to the Department of the Youth Authority; prevents escapes and injury by these persons to themselves or others or to property; maintains security of working areas and work materials; and inspects premises and searches wards, residents, or patients for contraband, such as weapons or illegal drugs.

Youth Correctional Counselor

Intensive Treatment Program, Specialized Counseling Program, Behavioral Treatment Program, Core Male Program, High Core Male Program

Directs, counsels, and supervises youthful offenders in their daily living and activity programs; maintains living unit custody and necessary discipline which may include verbal commands, and physical, mechanical, or chemical restraint of out-of-control youthful offenders; responds to emergencies, escapes, and disturbances as directed; develops and implements constructive activity programs for periods of time when youthful offenders are not in an academic or vocational work program; provides a planned, scheduled, casework program of individual and small group counseling for an assigned case load of approximately ten (10) to twelve (12) youthful offenders; assists in the classification of assigned youthful offenders for purposes of assuring appropriate placement on a living unit, in a work experience or academic/vocational training program, or for other special programmatic needs; participates in large group counseling sessions on the living unit conducted during work shift; communicates and coordinates with other facility staff regarding observations and conclusions resulting from work with assigned youthful offenders; prepares written progress evaluations, treatment summaries, and other reports required by the Department and the Youthful Offender Parole Board; implements treatment plans developed by the treatment team to which assigned; presents diagnostic and treatment information about assigned youthful offenders at scheduled case conferences; assists in planning and carrying out programs of education, recreation, intramural sports, community service projects, victim awareness, and other activities; involves volunteers in program activities on a planned, regular basis, and maintains appropriate volunteer records; may work with the Free Venture Coordinator of the facility to screen/refer youthful offenders as appropriate; trains and oversees youthful offenders in cleanliness, personal care, and grooming; operates electronic word and data processing systems for information input and retrieval; participates in in-service training sessions; orders materials and supplies necessary for the operation of the unit. At a youth conservation fire camp, works cooperatively with staff of law enforcement and fire suppression departments as necessary; operates a motor vehicle as necessary; and supervises youth conservation fire camp activities of a group of youthful offenders.

Tactical Team

DJJ Complex and Ventura Youth Correctional Facility Emergency response for DJJ facility, Camps. Respond to facility issues, escapes, and disturbances. Assist with violence reduction, and gang issues.

Youth Correctional Officer N.A. Chaderjian YCF

Assists in maintaining total facility security and safety, which may include verbal commands and physical, mechanical, or chemical restraint of out-of-control youthful offenders; reports on any breach or potential breach of security; maintains custody, supervision, and accurately accounts for youthful offenders in assigned areas of responsibility, both on and off grounds; facilitates group movements of youthful offenders within a facility, maintaining discipline and order; responds to emergencies, escapes, and disturbances as directed; searches persons, packages, and premises for contraband; searches buildings, perimeters, and other areas for maintenance of standards of security, safety, order, and cleanliness; prepares clear and accurate incident reports in a timely and expeditious manner; establishes rapport and communicates with youthful offenders on a daily basis; communicates with other facility staff regarding observations and conclusions resulting from group interaction and individual youthful offender behavior; assists the Youth Correctional Counselor in providing supervision of youthful offenders for feeding, personal care, recreation, and other general activities; operates electronic word and data processing systems for information input and retrieval; participates in in-service training sessions; operates a motor vehicle as necessary; may transport youthful offenders to or from airports, bus stations, hospitals, court, jobs, or other facilities or community service projects. At a youth conservation fire camp, works cooperatively with staff of law enforcement and fire suppression departments as necessary.

Skills

Experience administering assessments, and clinical testing for psychological evaluation. I have worked as a Youth correctional counselor utilizing skills to mentor, and provide treatment to young males, and ladies. I have experience working as a Casework Specialist on the intake unit, screening intakes, administering testing, VDISC, Treatment Needs Assessments, also writing Clinical Assessments along with creating and updating Crisis Intervention Plans. I have interviewing skills, Motivational Interviewing, Cognitive Behavioral Therapy, and Anger Intervention Training. I have experience as an intern working with Residential treatment Programs for male and female youth in the community. I have training with group treatment, as well as individual treatment.

Pittsburg Mettle Baseball General Manager

Duties

The baseball general manager is responsible for planning and attaining budgets of the baseball

team, arranging travels plans for the players and coaches, as well as addressing questions and complaints in relation to the baseball team. The baseball general manager also hires and fires the coaching staff of the baseball team, oversees and assures that the baseball team does not go over budget; manages, reviews and keeps contracts of the baseball players; and drafts managers to work for the organization. The baseball general manager also negotiates the contract of team players, makes decisions when it comes to trading baseball players and reports daily operations of the baseball team to its superiors. Baseball general managers also discuss with top management and owners regarding certain concerns about the team, explain decisions he recommends for the team, accept feedback from the top management; and represent the baseball team in all activities necessary.

Tuskegee University

Film and player development assistant , working to develop players in conjunction with reviewing film to prepare each individual for on the field guidance . Assist the coach on player development and personnel changes .

Blue Grey All-American Bowl

Recruiting and evaluating players film , and assisting with evaluations during football clinics and camps . Install on the go football systems to prepare youth for the ESPN championship game . Evaluation of players and grade sheet to provide to parents and coaches . Film and player evaluation of performance to grade each player at the completion of each clinic. Mentor each group of players and recommend critical changes to their career .

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SEP 05 2017

CITY OF ANTIOCH
CITY CLERK



APPLICATION DEADLINE DATE: Wednesday, September 6, 2017 by 4:30 p.m.

PLANNING COMMISSION - Commissioner

Three (3) Full-Term Vacancies (Expiring October 2021)

Print Your Name Mary Helen Rocha

Address _____ City Antioch

ZIP Code 94508 Phone (H) 925 (W) _____ (C) _____

E-Mail Address _____

Employer Retired

Address: _____ City _____

Occupation _____

Years lived in the City of Antioch 46

List the three (3) main reasons for your interest in this Appointment:

I care for the community

I wish to continue my community service

Bring a wealth of knowledge and background

Have you attended any meetings of this commission? yes

Have you had any previous City community service on this commission? (if yes, please explain) No

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? History of Antioch since 1886

Having to make decisions on Hillcrest and Lone Tree developments

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

Good listener able to make hard decisions and look at all sides of issues
Knowledge of Housing requirements
Support Business to relocate here and willing to work on required issues to support the Business to move here

Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? yes

Please attach your resume (*REQUIRED TO BE CONSIDERED FOR APPOINTMENT*).

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007

Mary Helen Rocha
Signature

9/5/2017
Date

Biographical Sketch

Mary Helen Rocha

Mary Rocha possesses over thirty years of experience as a community organizer and activist for families and children's issues in East Contra Costa County. For example, Mary worked for Contra Costa Child Care Council on licensing concerns for family daycare providers and child care centers, providing coordination of educational programs for the overall enhancement of child care.

Similarly, Mary was employed by the Center for Human Development to coordinate parents in three school districts furnishing a curriculum in the classroom concerning substance abuse prevention. She also worked in the high risk communities of Pittsburg and Richmond supporting families in obtaining much needed services, so they could thrive and avoid the child welfare and penal systems.

Furthermore, Mary's experience at STAND for Families Free of Violence allowed her to play a pivotal role in furnishing domestic violence education to parents in the workforce, preschools, and to community organizations, thus enhancing the lives of countless individuals through education to help families be safe.

Additionally, Mary worked for Pittsburg Unified School District as a Community Center Coordinator for the Parkside School area. Her task was to involve predominantly monolingual Spanish speaking families to bridge a widening communication gap between parents and Parkside School personnel. Within three years, Mary developed a dental clinic with the help of volunteer dentists, hygienist, and dental students from Diablo Valley College.

Moreover, Mary's sixteen year career span at Brighter Beginnings began as a Project Director and establishing the First Five Center in Antioch. Her tasks included location identification, purchase, and site expansion, as well as coordination and provision of child development programs for parents. As the years progressed, Mary became the agency's Public Relations Outreach Worker until she retired in 2015; nevertheless, she remains involved as a Brighter Beginnings board member and a part of the effort to establish a community clinic located at 2213 Buchanan Road, Antioch, CA. 94509.

Mary possesses a bachelor's degree in Public Administration and was trained by the CORO Foundation in Public Affairs Leadership Training for Women. Additionally, she has over forty years of experience in politics as an Antioch School Board Member, City Council Member, and former Mayor for the City of Antioch.



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CITY OF ANTIOCH
CITY CLERK

APPLICATION DEADLINE DATE: Wednesday, September 6, 2017, by 4:30 p.m.

PLANNING COMMISSION Commissioner

Three (3) Full-Term Vacancies (Expiring October 2021)

Print Your Name Janet M Zacharatos

Address _____ City _____

ZIP Code 94509 Phone (H) _____ (W) _____ (C) _____

E-Mail Address _____

Employer Wells Fargo Bank

Address _____ City _____

Occupation Project Manager

Years lived in the City of Antioch 38 years

List the three (3) main reasons for your interest in this Appointment:

I have been on the Planning Commission for 4 years. Here are my reasons for wanting to remain on the _____

Planning Commission: 1) It has been very interesting learning about the process to get projects ready for review; 2) I enjoy working to make things better for my neighbors and the community by sharing information about the work we do; 3) Of all the commissions I find Planning one of the most interesting since I am a Proj Mgr

Have you attended any meetings of this commission? Yes, many

Have you had any previous City community service on this commission? (If yes, please explain) Yes, I have been with the Planning Commission for 4 years as a Commissioner, Vice Chair and currently Chair Person.

What skills/knowledge do you have that would be helpful in serving on the commission for which you are applying? My previous experience with the Planning Commission as a Commissioner reviewing many different types of projects that include new home developments, remodels of existing businesses and helping new businesses get established. We are the advisory group for the Antioch City Council. We make recommendations and ask the tough questions to help the City Council have a fully informed picture of the project under consideration. My personal work experience has allowed me to better understand the process and steps needed to implement new projects or remodel projects.

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Please indicate any further information or comments you wish to make that would be helpful in reviewing your application:

I feel I have many skills which have helped complement those of my Commission Colleagues. I was instrumental in pushing back when a developer was trying to negatively impact the appearance of our community. As a result, the developer went back to his design team and came back with a project design that will positively impact all age groups in our community while leaving our beautiful hillsides intact. The Antioch Community is very diverse comprised of a population representing many different demographics. Together our commission has many areas of expertise that allow us to be creative in our processes while moving projects forward that will benefit our city.

Please read the attached general information regarding boards and commission so you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times? Yes

Please attach your resume: ~~(REQUIRED TO BE CONSIDERED FOR APPOINTMENT)~~

Please note that this completed application is available for public review.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Office of the City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007


Signature

9/6/17
Date

JANET M ZACHARATOS

Email Home:

SUMMARY: This results-oriented, strategic thinking Project Management Professional is very experienced with all phases of the Project Management Life Cycle in Marketing, Operations, Payment Networks and Technology projects in the Financial Services Industry.

EDUCATION

- Bachelor of Science in Management, Golden Gate University, San Francisco, CA.

EXPERIENCE SUMMARY

- 18+ Years' experience in Project Management in numerous areas of the Financial Services Industry. Extensive experience leading project teams through the full project lifecycle from the Discovery Phase to Closeout including post installation system fixes and problem resolution. Large projects with budgets in excess of \$20MM include: ATM and Payment Network installations, new telephony platforms, large multiple departmental functional change implementations and reorganizations of existing processes; and various Compliance Projects.
- Very experienced with Wells Fargo TOG and Wholesale Project Methodology, project lifecycle documentation and the development of business and technical requirements.
- Extensive experience with change management, developing and tracking project budgets and various metrics.
- 12+ Years' experience in Community Banking partnership as a Project Manager to implement large projects impacting stores and back shops. These projects benefitted areas such as: Deposit Products, Card Services and Consumer Lending, Home Mortgage and others.
- Strong relationship management, collaboration and negotiation skills with internal and external business partners.
- Strong leader, independently motivated self-starter and problem solver who takes the initiative to get things done. Very experienced working remotely as an individual contributor with minimal supervision.
- Extensive experience coordinating and facilitating large multi-departmental meetings with informative agendas, prompt follow-up on open issues and timely issue resolution.
- Detail oriented, multi-task individual who quickly adapts to competing business needs and goals.
- Excellent organizational and communication skills with a key focus on developing win/win solutions.
- Excellent presentation and interpersonal skills. Experience creating and making presentations to all levels of Senior Management.
- Advanced experience utilizing the Microsoft Office Suite including Excel, Word, PowerPoint, MS Project, Visio, Access and SharePoint. Microsoft Certified in Access.

LEGAL KNOWLEDGE	SOFTWARE KNOWLEDGE	SYSTEMS KNOWLEDGE
Federal Regulation B, CC, E, D, Z and UDAP.	Microsoft Office Suite	PMUWS, STAMP, CREST
US Patriot Act/FACTA	Microsoft Project	Hogan, FDR
Bank Secrecy Act	Microsoft Certified in Access	CRAS, RCSA, CICAT
Anti-Money Laundering/CTRs/Structured Transactions	Microsoft Share Point	PolicyWorks
Privacy Laws and Wells Fargo Privacy Options	Microsoft Visio	

WELLS FARGO BANK
 Consumer Credit Services PMO
 Project Manager

May 2016 to Present

Responsible for managing medium to large implementation and enhancement regulatory projects for the Consumer Credit Team that includes Personal Lending, Direct Auto and Credit Card. I am managing large project teams that include team members from across the Enterprise in a matrix reporting environment. Projects span a time period of six to 18 months and may involve sub teams and technology partners in many areas of specialization. All projects were managed within time, budget and scope.

- Implemented the Foreign Account Reporting Project in 10/16.
- Implemented numerous Call Center projects designed to enhance customer servicing in 8/17.

WELLS FARGO BANK
 Wholesale Banking
 Business Project Manager

August 2013 to May 2016

Responsible for managing medium to large implementation and enhancement projects for the Global Remittance ExpressSend product. I am managing large project teams that include team members from across the Enterprise in a matrix reporting environment. Projects span a time period of six to 18 months and may involve sub teams and technology partners in many areas of specialization. All projects were managed within time, budget and scope.

- Managed projects that include but not limited to: Beneficiary Data Enhancement, CIV First Use, Intraday Data Availability, Beneficiary Address Payment Instruction Re-Mapping, Network Expansion sub teams work with the individual RNMs and Relationship Managers.
- Project management process improvements included increased efficiency by utilizing SharePoint software to allow for improved communication and access to project documents.
- Excellent people skills, Operational Risk Management and Call Center Operations background allow me to maximize my contributions to these projects.

WELLS FARGO BANK
 Enterprise Marketing
Contractor, Project Manager

April 2013 to August 2013

Responsible for leading a team tasked with creating an Enterprise Telemarketing Campaign Practices Policy. Created and collaborated with Senior Management to create and implement a policy that reflects the telemarketing management practices throughout the enterprise and in accordance with guidelines imposed by Federal and State agencies.

- Convened the team and held the kickoff meeting within one week of starting the assignment.

BANK OF THE WEST
 Operational Risk Management
Contractor, Operational Risk Department

June 2012 to September 2012

Responsible for reviewing and evaluating Basel II RCSA documents for various business groups. These business initiatives encompassed key risks and controls at the business level. Created and collaborated on documents for various Operational Risk initiatives in preparation for presentation to Senior Management. Implemented a weekly meeting with the division Operational Risk Managers in order to provide timely business updates and increase the collaboration between the business groups. This was a 90 day assignment.

- Created Enterprise level RCSA business group assessments.
- Conducted New Account Activity Review at the Enterprise level.
- Consulted with the Dodd Frank Team on Regulation E deliverables.
- Established and lead weekly meetings with division Operational Risk Managers to provide training, support and a strategic approach for completing key deliverables.

WELLS FARGO BANK**Technology & Operations Group****Project Manager, Information Services**

February 2010 to August 2011

Responsible for supporting Operational Risk Projects and initiatives for the TOG Information Services ORM team.

These projects include: Business Continuity Planning, Audit, Vendor Management, Policy Review Process and ongoing efficiency improvements and automation efforts with the goal of maximizing utilization of resources.

- Key contact for Information Services Business Continuity Plan Audit. Managed document gathering and submission process to the audit team. The audit was completed with no major findings.
- Led a project to create and implement process for importing BCP Plans from other RABUs. The process encompasses the areas of communication, quality assurance, ongoing business partnership and early pre-audit to identify any plan compliance concerns.
- Developed and implemented the new Policy Review Process for the TOG Information Services Team. Established and maintained a SharePoint website to improve automation of policy comments and questions. This automation has also increased team member collaboration and reduced the time spent on the policy review process by 20-25%.
- Business Continuity Plan contact for the TOG Information Services Team. Created 2011 BCP Oversight Process. This process was designed to support the Business Continuity Administrators to ensure all Exercise and Maintenance tasks occurred in accordance with BCP Policy.

AWARDS AND RECOGNITION:

- Team Excellence Award in June 2017
- Several Technology and Operations Group Shared Success Awards in 2010 and 2011.
- Card Services – Service Excellence Award Q1 2008/2009 and Q4 2009
- Card Services 2007 Heroes 100 Award for Leadership Excellence



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 10, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Arne Simonsen, Secretary to the Board of Administrative Appeals
Curt Michael, Code Enforcement Manager

APPROVED BY: Ron Bernal, City Manager *RJB*
Forrest Ebbs, Community Development Director *FE/R*

SUBJECT: Consideration and Final Determination of Board of Administrative Appeals Decision Regarding: Antioch Municipal Code Violations at 701 Wilbur Avenue, Antioch Owned by Joseph & Debra Bosman (CE Case CD1701-026)

RECOMMENDED ACTION

It is recommended that the City Council uphold the Board of Administrative Appeals decision regarding the Notice of Violation issued to Joseph Bosman for violations of the Antioch Municipal Code.

STRATEGIC PURPOSE

Long Term Goal D: Blight Eradication. Eradicate blight through code enforcement and blight abatement.

Long Term Goal E: Building Safety. Provide uniform enforcement of the Building, Housing, Municipal codes, and state laws in the City of Antioch with an emphasis on eliminating illegal or substandard housing conditions.

DISCUSSION

On June 8, 2017, Council Member Ogorchock sent an email to the City Clerk (Attachment A) exercising her right as a member of the City Council to transfer the Board of Administrative Appeals' decision to deny the appeal by Joe Bosman (Case No. CD1701-026, 701 Wilbur Avenue) to the full City Council in accordance with Antioch Municipal Code (AMC) §1-4.03(C).

On January 27, 2017, staff from the Code Enforcement and Building Inspection Divisions responded to a complaint and conducted an inspection of the property at 701 Wilbur Avenue. Staff discovered that the rear of the developed portion of the property contained 15 recreational vehicles that were all occupied and used as permanent housing. The vehicles had semi-permanent water, sewer and electrical connections and their occupants were paying \$550 monthly rent for their spaces. In addition,

modifications had been made to the existing buildings on the site to increase the number of dwelling units from two to five without benefit of building permits. On January 30, 2017, a Notice of Violation was issued to Mr. Bosman identifying the observed code violations on the property. No citations were issued.

On February 9, 2017, Mr. Bosman filed an appeal of the Notice of Violation with the City Clerk.

A Board of Administrative Appeals Hearing regarding Mr. Bosman's appeal was held on June 1, 2017, at 3:00 p.m. in the City Council Chambers. The Board received a report from Code Enforcement staff and Mr. Bosman submitted evidence to the board (Attachments B, C, D and E). The Board of Administrative Appeals ultimately denied the appeal, with the following findings:

1. On January 11, 2017, a complaint was received regarding multiple recreational vehicles being used as permanent and/or temporary residence.
2. On January 27, 2017, Code Enforcement Manager Curt Michael, Building Inspection Services Manager Mike Boccio, and Code Enforcement Officer Sidie conducted an inspection with the property owner, Joseph Bosman.
3. On January 30, 2017, a Notice of Violation was hand delivered to Joseph Bosman at 701 Wilbur Avenue.
4. On February 9, 2017, Mr. Bosman submitted a City of Antioch Citation Appeal Application.
5. On March 28, 2017, Mr. Bosman requested to reschedule his appeal hearing and was provided with a new appeal hearing date of May 4, 2017.
6. On April 28, 2017, Mr. Bosman requested to reschedule his appeal hearing and was provided with a new appeal hearing date of June 1, 2017.

The Board of Administrative Appeals decided the following:

1. That there was probable cause to issue the Notice of Violation.
2. That the reasons given by Mr. Bosman for these ongoing violations are not credible and are not mitigations for his unlawful conduct.
3. That the appeal is denied.

On June 8, 2017, Mr. Bosman submitted a letter (Attachment F) requesting a "record of the Board of Administrative Appeals" hearing on June 1st, a Tolling Agreement (not needed), a request to have an appeal to the City Council (which is not permitted under AMC 1-4.03(C), and a question regarding the number of days to submit his case to the

Superior Court (only if a petition for the writ of mandate is filed not later than the 90th day following the date on which the challenged decision becomes final. AMC 1-4.04)

This item was initially received at the June 27, 2017 City Council meeting and was continued so that staff and the City Attorney could work with the property owner to attempt to resolve the issues on the property. Enforcement actions have been held in abeyance since this hearing. Since that time, staff and the City Attorney have met with the property owner and his attorney multiple times and have not been able to reach consensus on a path forward that addresses the multitude of violations on the property within a reasonable timeframe that is consistent with enforcement action elsewhere in the City of Antioch.

Throughout the discussions, Mr. Bosman has insisted that the three unpermitted residential units and 15 recreational vehicles be allowed to remain until such time that he can design, apply for, receive approval for, and construct a permanent multi-family apartment building on the site. Staff could not support such an arrangement for the following reasons:

- a) The creation of a recreational vehicle park requires approval from the State of California Department of Housing and Community Development (HCD). Apart from an HCD-approved park, recreational vehicles may not be used for permanent or long term housing as they do not meet City housing or building standards. The City of Antioch does not have the authority to allow the prolonged use of this site as a recreational vehicle park.
- b) The additional units at the front of the property were constructed without permits. Because permits were not issued, Building Inspection staff cannot ensure that the modifications were made consistent with current housing and building codes.
- c) The additional connections to the sewer and water system require the payment of the Water Capacity Fee and Sewer Connection Fee. There is not a reduced fee for an indeterminate temporary connection. Further, the additional units and recreational vehicle spaces would be subject to regional fees, which the City cannot defer. Further, Mr. Bosman has not paid the City's required annual multi-family rental fee of \$150 per unit for these additional units.
- d) Mr. Bosman has not filed an application or developed plans for a future apartment building at this site. The process to consider such a plan would likely take 6 months and is dependent on the consistent performance of the applicant. Should an application be approved, the City of Antioch cannot compel Mr. Bosman to construct the project in any timely manner and this interim unlawful arrangement would be prolonged.
- e) The use of recreational vehicles for long term or permanent housing is a violation of local and State regulations and is encountered routinely throughout the City of Antioch. It has been the consistent practice of the Code Enforcement Division to require that such occupied vehicles be vacated and/or removed from the property. Mr. Bosman has not provided any unique basis for exception to this practice and temporary approval of the units, pending approval of an application as suggested, may subject the City to criticism or accusation of favoritism and inconsistent application of the law.

In summary, staff recommends that the City Council affirm the Board of Administrative Appeal's denial of the appeal and refer the item to Code Enforcement for follow-up. The Code Enforcement Division would issue a subsequent Notice of Violation with timelines requiring that the recreational vehicles be vacated within 60 days to allow time for their occupants to relocate and would make similar requirements for the occupants of the three additional dwelling units.

ATTACHMENTS

- A. Email dated June 8, 2017 from Council Member Lori Ogorchock
- B. Draft Minutes of the June 1, 2017 Board of Administrative Appeals hearing.
- C. Notice of Violation Case No. CD1701-026 Decision of the Board of Administrative Appeals letter dated June 2, 2017
- D. Staff Report to the Board of Administrative Appeals for Consideration at the hearing on June 1, 2017
- E. Documents submitted by Appellant Joe Bosman at the June 1, 2017 Board of Administrative Appeals Hearing
- F. Letter from Joe Bosman dated June 8, 2017

Simonsen, Arne

From: Ogorchock, Lori
Sent: Thursday, June 08, 2017 2:35 PM
To: Simonsen, Arne; City Attorney; Bernal, Ron
Subject: Appeal for Joe Bosnian

Arne:

As provided in Section [1-4.03\(C\)](#) of the City Code, I am exercising my right as a member of the City Council to transfer the Board of Administrative Appeal's recent decision regarding the Joe Bosman appeal (Case No. [1701-026, 701 Wilbur Ave.](#)) to the full City Council for consideration. The BOAA denied Mr. Bosman's appeal on June 1, 2017. I request that the full City Council consider the final action on this appeal on the first available meeting date.

Please confirm your receipt of this request and please advise immediately if you believe there are any further steps necessary to cause the transfer of this matter to the City Council.

Thank you,
Councilwoman Lori Ogorchock
City of Antioch
925.628.7764
logorchock@ci.antioch.ca.us
Sent from my iPad

**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**Regular Meeting
3:00 P.M.**

**June 1, 2017
Council Chambers**

Chairperson Simpson called the meeting to order at 3:03 P.M. on Thursday, June 1, 2017 in the Council Chambers.

ROLL CALL:

Present: Board Members Adeyemi, Schleder, Ussam-Lemmons, Rouse and Chairperson Simpson

Staff Present: Interim City Attorney, Elizabeth Perez
City Clerk, Arne Simonsen
Director of Community Development, Forest Ebbs
Code Enforcement Manager, Curt Michael
Code Enforcement Officer, Justine Sidie
Code Enforcement Officer, Taylor Lopez
Code Enforcement Assistant, Denise Skaggs
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

Chairperson Simpson led the board, staff and public in the Pledge of Allegiance.

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MINUTES FOR MAY 4, 2017

On motion by Board Member Rouse, seconded by Board Member Ussam-Lemmons, the Board of Administrative Appeals unanimously approved the minutes of May 4, 2017.

B. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR THE MONTH OF MARCH AND APRIL 2017.

Code Enforcement Assistant, Denise Skaggs presented the staff report dated May 18, 2017 and updated June 1, 2017. She reported that several Citations Abatements had been paid since the staff report was published and outstanding receivables against properties for the months of March and April were reduced to \$1790.00.

On motion by Board Member Adeyemi, seconded by Board Member Schleder, the Board of Administrative Appeals members unanimously confirmed each assessment and the amount thereof, as proposed or as corrected and modified, and order it assessed against the property (attachment "A"). The Board directed that the same be recorded with the Contra Costa County

Recorder's Office and thereafter the assessment shall constitute a special assessment and lien against the property. Total amount of receivables against properties \$1,790.

Interim City Attorney Perez gave brief introductory comments and explained the manner in which the proceedings would be conducted.

City Clerk Simonsen administered the Oath for all persons present intending to testify on the appeal.

2. REGULAR AGENDA

A. CASE NO. CD1701-026/ APN NO. 065-110-007 – APPEAL NOTICE OF VIOLATION ISSUED TO JOE BOSMAN FOR PROPERTY ADDRESS LOCATED AT 701 WILBUR AVENUE, ANTIOCH CA

Chairperson Simpson opened the public hearing.

Code Enforcement Sidie presented the staff report dated April 25, 2017 recommending the Board of Administrative Appeals uphold the Notice of Violation issued to Joe Bosman for violations of the Antioch Municipal Code 9-5.3830.

APPELLANT

Joe Bosman, Appellant, thanked the Board of Administrative Appeals for serving the citizens of Antioch. He stated the staff report was misleading and explained he had purchased the property in 2000, at which time; the land had debris, abandoned vehicles/equipment and general neglect. He reported that prior to purchasing the land; the City approved his intent to locate a cabinet shop on the property, at which time, the Planning Director agreed that the use was non-conforming and allowed the use to take place. He noted existing uses also continued on the site including a duplex rental unit, ranch-hand 4 door entry rental unit, recreational vehicle rental spaces, material storage units and general engineering. He further noted the property was representative of a workforce property and his tenants were Veterans, retired and low income residents of good character. He reported a 126-unit affordable housing project had been approved by Council for the property; however, some issues needed to be resolved with the City Attorney which was ongoing and would take approximately 1-2 years. He provided the Board with a packet of information (78 pages and 13 photos) in support of his appeal.

REBUTTALS

Code Enforcement Sidie reminded the Board that the current violations on the property were for the use of recreational vehicles as temporary residences and parking/storage of motor vehicles on the property. She noted that the appellant had demonstrated that the recreational vehicles were parked on an improved surface.

Joe Bosman, responded that he had outlined the code and responses to the code in the information presented to the Board. He reiterated that the property was historically and

continually utilized, as it was today. He stated he was helping the City and the reason this came forward was due to an undesirable tenant who had become vindictive.

Chairperson Simpson closed the public hearing.

The Board took approximately 40 minutes to review materials submitted by Mr. Bosman.

City Clerk Simonsen reported the City Clerk's office had not received the packet of information provided by Mr. Bosman in advance of this meeting. He stated any questions Board Members had regarding the documents could be directed to Mr. Bosman.

City Clerk Simonsen administered the Oath to Director of Community Development Ebbs.

In response to Board Member Adeyemi, Director of Community Development Ebbs explained the determination regarding whether this was a legal non-conforming use was not before the Board this afternoon and was an issue for the Planning Commission to consider.

Interim City Attorney Perez added that at this time, the Board was considering whether the notice of violation would stand and if it was appropriately issued.

In response to Chairperson Simpson, Director of Community Development Ebbs clarified that no citations had been issued; the matter before the Board was the Notice of Violation for the recreational vehicles and parking/storage of vehicles on the property.

In response to Board Member Rouse, Code Enforcement Officer Sidie responded that Mr. Bosman had indicated that a unit had been converted to a residential unit. She explained the property owner typically received 10 calendar days to conform; however, Mr. Bosman was given more time because there were multiple violations.

City Clerk Simonsen administered the Oath to Code Enforcement Manager Michael.

Code Enforcement Manager Michael clarified that typically violations of the municipal code were provided 10 days to comply; however, they had extended the deadline for Mr. Bosman based upon the volume of violations. Speaking to the building code violations, he noted they typically provided 30-60 days to correct and explained violations for this matter were issues related to obtaining building code permits and meeting with the Planning Department advising of the condition of the property. He stated extending the timeline for compliance was up to the discretion of the Code Enforcement Officer provided that there was a reasonable explanation. He reported that staff had met with Mr. Bosman on numerous occasions to conduct progress inspections.

Chairperson Simpson declared a recess at 4:13 P.M. The meeting reconvened at 4:23 P.M. with all Board Members present.

Board Member Rouse thanked the appellant for providing detailed information regarding his appeal and for improving the situation of blight.

In response to Board Member Rouse, Mr. Bosman stated that perhaps he did not have a clear understanding of what the violation was issued for as many things were going on with the property and use permits were involved and expensive. He stated they were prepared for the developer to move forward with a project for the property and they had backed out at the last minute due to mello roos taxes. He reported he intended to make improvements to the portion of the property he retained, which could have 25-units in addition to the 126-units Council had approved. He stated when he received the citation regarding meters and other details, there may be things that were not quite right, but he had done what he could by obtaining 11 permits and submitting applications to Council.

Board Member Rouse stated the Board could only rule on whether representatives from the City had issued appropriate documentation and there was a limited scope for the Board to consider.

Board Member Ussam - Lemmons thanked the appellant for providing documentation, being an asset to the community and providing housing for Veterans. She questioned if any vehicles or recreational vehicles on the property were parked on an unimproved surface.

Mr. Bosman responded Building Official Boccio confirmed that the subsurface was acceptable as an improved surface.

Board Member Ussam-Lemmons questioned if the meters were authorized and the appellant had obtained the permits required.

Mr. Bosman reported he had pulled 11 permits over the years and one of the permits was for replacement of the main electrical service coming into the shop. He stated at the request of Code Enforcement, he had obtained another permit and he would apply for an additional permit, if it was necessary.

In response to Board Member Ussam-Lemmons, Mr. Bosman indicated that there were recreational vehicles parked on the property that were being occupied as dwelling units.

In response to Board Member Schleder, Mr. Bosman stated he had purchased the property in 2000, at which time there were 3-4 recreational vehicles on site. He noted it was a workforce housing parcel that he had improved. He stated he had not added any structures that were not permitted and he had followed the intent of the property. He explained that he had provided photos of the historical use of the property. He reiterated that he had obtained 11 permits, 2 development applications and had been cooperative as well as forthright with the City.

In response to Chairperson Simpson, Mr. Bosman stated there were people living in the recreational vehicles on the property and there were no designated parking spaces; however, he had places in mind and there were fences/partitions so people were aware of where to stay.

In response to Board Member Ussam-Lemmons, Code Enforcement Officer Sidie stated there were no health and safety violations on the property as the violation were for the temporary or permanent use of recreational vehicles and unpermitted structures.

Chairperson Simpson stated the Board was voting on the 3 items on the notice of violations.

Board Member Schleder disclosed that former Building Inspector Griebing was a friend of his family and that issue would not affect his decision regarding the appeal.

City Clerk Simonsen reported that former Building Inspector Griebing had left the City several years ago.

Board Member Rouse stated the City needed to write citations for violations of the municipal code; however, he sympathized with the appellant and although he would have to vote a certain way, it did not indicate he felt that way.

Board Member Ussam-Lemmons agreed and discussed the importance of residents complying with City codes. She noted that whatever the outcome of the hearing, she wanted Mr. Bosman not to feel as though the Board was undermining his dedication to City and further noted that it was appreciated.

A motion was made by Board Member Rouse and seconded by Board Member Schleder to uphold the appeal. The motion failed by the following vote:

Ayes: Rouse

Noes: Adeyemi, Schleder, Ussam-Lemmons, Simpson

On motion by Chairperson Simpson, seconded by Board Member Schleder, the Board of Administrative Appeals denied the appeal and upheld the violation. The motion carried the following vote:

Ayes: Schlder, Ussam-Lemmons, Simpson

Noes: Adeyemi, Rouse

PUBLIC COMMENTS - None

WRITTEN/ORAL COMMUNICATIONS

City Clerk Simonsen announced former alternate Board Member Ussam-Lemmons had been appointed by Council to the full Board Member vacancy and there was currently a vacancy for the alternative member of the Board of Administrative Appeals. He announced applications were available in City Hall on the City Clerks and Deputy City Clerks counters and on the City's website.

ADJOURNMENT

Chairperson Simpson adjourned the Administrative Board of Appeals meeting at 4:44 P.M. to the next regularly scheduled meeting on July 6, 2017.

Respectfully Submitted,

Kitty Eiden, Minutes Clerk



June 2, 2017

Joe Bosman
698 San Juan Oaks Road
Brentwood, CA 94513

RE: Board of Administrative Appeals Hearing
Property Address: 701 Wilbur Avenue, Antioch
APN NO: 065-110-007
Case NO: CD1701-026
Notice of Violation: Dated January 30, 2017

Dear Mr. Bosman,

This letter will confirm the decision rendered by the Board of Administrative Appeals on June 1, 2017, regarding the above-referenced appeal filed.

As you know from being in attendance on June 1, 2017, the Board of Administrative Appeals has ruled to *DENY* the appeal and uphold the Notice of Violation. A copy of the Board's decision and findings on the appeal are enclosed.

The decision of the Board of Administrative Appeals is final and conclusive for the City. If you intend to contest the matter further, then the appeal must be filed with the Contra Costa Superior Court within 20 days pursuant under the California Government Code section 53069.4.

Sincerely,

A handwritten signature in blue ink that reads 'Christina Garcia'.

CHRISTINA GARCIA
Deputy City Clerk

cc: Code Enforcement

Enclosures



PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On June 2, 2017, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Joe Bosman
698 San Juan Oaks Road
Brentwood, CA 94513

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on June 2, 2017, at Antioch, California.

Christina Garcia

Office of the City Clerk
200 H Street
P. O. Box 5007
Antioch CA 94531-5007
Phone: (925) 779-7009/ Fax: (925) 779-7007

CZ

1 CITY OF ANTIOCH
THIRD AND "H" STREETS
2 P.O. BOX 5007
ANTIOCH, CA 94531-5007
3 925-779-7015
4
5
6

7 ADMINISTRATIVE HEARING

8 PURUSANT TO SECTION 1-5.05 OF ANTIOCH MUNICIPAL CODE
9

10 IN RE THE MATTER OF:) NOTICE OF VIOLATION CASE NO: CD1701-026
701 WILBUR AVE) [PROPOSED] DECISION OF BOARD OF
11 ANTIOCH, CA 94509) ADMINISTRATIVE APPEALS

12 I. GENERAL FINDINGS:

- 13 1. City of Antioch Notice of Violation Case No. CD1701-026 was upheld.
- 14 2. City of Antioch Notice of Violation Case No CD1701-026 (701 Wilbur Ave Antioch, CA)
15 mailed to Joseph & Debra Bosman 698 San Juan Oaks Rd Brentwood, CA 94513-4635
16 which shows with the County Assessor's records to be the property owner. A copy of the
Notice of Violation was also hand delivered to Mr. Bosman on January 30, 2017 citing
17 three violations of the Antioch Municipal Code sections:
a. 5-1.202(D)(2) which states parking or storage of motor vehicles or other mobile
18 equipment in any area not designated as a parking space on the approved site plan
or on any unpaved surface including, but not limited to, dirt, grass or any other
19 surface that is not concrete or a similar paving material.
b. 8-1.02 which states it shall be unlawful for any person, firm, or corporation to
20 erect, construct, enlarge, alter, repair, move, improve, remove, convert or
demolish, equip, use, occupy or maintain any building or structure or cause or
21 permit the same to be done in violation of the Code. Penalties may include citation
and/or doubling of original permit fees.
c. 9-5.3830 with states it shall be unlawful for any person to keep or maintain or to
22 permit to be placed, kept, or main-tained any recreational vehicle as a temporary or
permanent residence upon any lot, piece, or parcel of land within the city other
23 than within an established recreational vehicle park.
- 24 3. The Notice of Violation concerns Municipal Code violations at 701 Wilbur Ave Antioch,
CA. At all relevant times Mr. Bosman was the owner of the property and/or the responsible
25 party.
- 26 4. Mr. Bosman appealed the Notice of Violation dated January 30, 2017
- 27 5. An Administrative Appeals Board Hearing regarding the appeal was set for June 1, 2017 at
3:00 p.m. at the Antioch City Council Chambers, and Mr. Bosman was duly notified by the
28 City Clerk.

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6. Chapter 5 of Title 1 of the Antioch Municipal Code allows police officer, as well as other City officials enumerated in the Municipal Code to issue administrative citation to persons responsible for a violation of the Antioch Municipal Code.

I. SPECIFIC FINDINGS:

An Administrative Appeals Board Hearing regarding Mr. Bosman's appeal of the Notice of Violation was duly held on June 1, 2017, at 3:00 p.m. Evidence, both oral and documentary was taken and based on the preponderance of said evidence; the following specific findings are made:

1. On January 11, 2017, a complaint was received regarding multiple recreational vehicles being used as permanent and/or temporary residence.
2. On January 27, 2017, Code Enforcement Manager Curt Michael, Building Inspector Mike Boccio, and Code Enforcement Officer Sidie conducted an inspection with the property owner, Joseph Bosman.
3. On January 30, 2017, a Notice of Violation letter was hand delivered to Joseph Bosman at 701 Wilbur Avenue.
4. On February 9, 2017, Mr. Bosman submitted a City of Antioch Decision Appeal Application
5. On March 28, 2017, Mr. Bosman requested to reschedule his appeal hearing and was given a new date of June 1, 2017.
6. The Board finds that the reasons given by Mr. Bosman for these ongoing violations are not credible and are not mitigations for his unlawful conduct.

Based on a preponderance of evidence, the Board finds that there was probable cause to issue the Notice of Violation and the appeal is denied. The Appeal deposit amount will not be refunded.

II. Notice:

Notice of this decision shall be given to Mr. Bosman by hand delivering a copy of the Findings and Decision to Mr. Bosman or by mailing a copy by first class U.S. Mail, address to Joseph Bosman 698 San Juan Oaks Rd Brentwood, CA 94513-4635.

Dated: June 1, 2017


 CHAIRPERSON OF THE BOARD

Notice of Right to Appeal Decision: Any person aggrieved by an Administrative Board of Appeals may obtain review of the decision of the Contra Costa Superior Court 725 Court Street, Martinez, CA 94553, pursuant to Section 53069.4 of the California Government Code

C4

**STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL
FOR CONSIDERATION AT THE HEARING ON June 1, 2017**

PREPARED BY: Justine Sidie, Code Enforcement Officer
PREPARED FOR: Administrative Board of Appeals
APPROVED BY: Curt Michael, Code Enforcement Manager
DATE: April 25, 2017
SUBJECT: Case No. CD1701-026
Wilbur Ave.
Violation of Antioch Municipal Codes:
§5-1.202(D)(2), §9-5.3830, §8-1.02

REQUEST:

Joseph Bosman has requested a hearing to appeal a Notice of Violation issued on January 30, 2017, for the following violations of the Antioch Municipal Code:

§5-1.202 SPECIFIC NUISANCES PROHIBITED.

Parking or storage of motor vehicles or other mobile equipment in any area not designated as a parking space on the approved site plan or on any unpaved surface including, but not limited to, dirt, grass or any other surface that is not concrete or a similar paving material.

§ 8-1.02 VIOLATIONS.

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the Code. Penalties may include citation and/or doubling of original permit fees.

§9-5.3830 RECREATIONAL VEHICLES.

It shall be unlawful for any person to keep or maintain or to permit to be placed, kept, or main-tained any recreational vehicle as a temporary or permanent residence upon any lot, piece, or parcel of land within the city other than within an established recreational vehicle park.

2A.WEB
06-01-17

BACKGROUND INFORMATION:

On 1-11-2017, the Code Enforcement Department received a complaint for multiple recreational vehicles at Wilbur Avenue being used as permanent and/or temporary residence.

On 1-13-2017 I went to the property and attempted contact with Mr. Bosman. I also attempted contact at multiple buildings on the property including a residential building, a brick and mortar building and a workshop. I made contact with a female at the workshop who stated that she did not know anything about the RV's located to the rear of the property and provided me with Mr. Bosman's phone number.

On 1-18-2017 I met with the City of Antioch Planning Department who told me that the Antioch Municipal Code prohibits people living in RV's and that Mr. Bosman is only allowed to have two residential units on the property, which is the duplex located on the front of the property.

On 1-26-2017, I returned to the property with Code Enforcement Manager Curt Michael to contact the occupants of the buildings on the property. I started at the building located on the front of the property. City records show this building is a duplex. I knocked on the West side entry door of the duplex and was able to make contact with an occupant. This occupant told me that there are three separate residential units in this building addressed "A" and that there are two other buildings on the property labeled "B" and "C". I then knocked on a second entry door located on the North side of the duplex. There was no answer. I then knocked on a third entry door located on the South side of the duplex and was able to make contact with an occupant. This occupant told me that there are four separate residential units in this building. I attempted knocked on a fourth entry door located on the south side of the duplex. There was no answer.

Next, I knocked on the door of the building labeled "B". There was no response. Finally, I knocked on the door of the building labeled "C". City records show this building is approved to be used as a work shop. There was no response. While on scene I saw 12 electrical meters in plain view of each of the building's front doors. There are two electrical meters located on the building addressed "A". There is one electrical meter located on the building labeled "B". Six electrical meters are located on the building labeled "C". I saw one electrical meter that is actively supplying power to a recreational vehicle. There are two electrical meters along the West side of the property that are used as recreational vehicle connections but, at the time of inspection, they were not supplying power to anything. I attempted to contact the property owner Mr. Joseph Bosman via phone. I left a message requesting contact to discuss the condition of his property.

On 1-27-2017 I conducted another property inspection with Code Enforcement Manager Curt Michael, Building Inspector Mike Boccio, and property owner Joseph Bosman. Mr. Bosman provided historical documents related to the property, historical photos of the property, and an eviction notice for a tenant living at the property. I advised Mr. Bosman that the Code Enforcement Department received a complaint for people living in multiple

recreational vehicles on the property. I told Mr. Bosman that when I was at the property yesterday, I saw multiple electrical meters around the property which were installed without the proper permits.

Mr. Bosman stated that the building addressed as A has three separate residential units inside the building. Building Inspector Mike Boccio advised Mr. Bosman that the City only approved that building to be used as a duplex. Mike Boccio told Mr. Bosman that he is required to convert the building back to a duplex and to contact the building department for an interior inspection.

Mr. Bosman stated that B has been used as a residence for many years and that the building has a full bathroom and kitchen. Mike Boccio advised Mr. Bosman that the building was not permitted to have a bathroom or kitchen inside. When asked, Mr. Bosman did not grant access to the inside of this building.

Mr. Bosman allowed access into the approved workshop building addressed C. Mr. Bosman stated that he was installing additional walls inside the shop and that he may convert a portion of the workshop into additional residential units. A check of city building permits found that Mr. Bosman has a permit to construct the walls. As we continued the interior inspection of C, we found an unpermitted residential unit constructed on the South end of the workshop. Mr. Bosman did not grant access to the inside of this living unit and it was inspected from the exterior only. Mr. Bosman stated that the unpermitted residential unit is a single unit with a second story for storage.

Mr. Bosman allowed an inspection of the rear of the property where I saw several trailers and recreational vehicles stored on an unimproved surface on the East side of the property. Mr. Bosman stated that there are 15 occupied recreational vehicles on the property. Mr. Bosman told me that each recreational vehicle has its own electrical meter and sewer line, and that he collects \$550 a month in rent for each recreational vehicle on the property. In addition to the recreational vehicles stored on an unimproved surface, I saw several automobiles and boats on the rear of the property parked on an unimproved surface. I also saw several inoperable vehicles stored on the property, out of public view. I advised Mr. Bosman that I will research all approved uses for the property and issue a Notice of Violation for any condition that is not approved.

On 1-30-2017, I made contact with Mr. Bosman at the property and issued a Notice of Violation. I explained the violations found during the inspection on January 27, and told him that he will have to contact the building department to obtain an electrical permit for all the electrical meters, and have the sewer inspected. I also told him that if he wanted to keep the third unpermitted residential unit in A, the unpermitted residential unit in B, and the unpermitted residential portion of C, he would have to contact the City of Antioch Planning Department and apply for a use permit. If not, then he would have to restore them all to their original use. I also told him that recreational vehicles cannot be used as a temporary or permanent residence in the City of Antioch and he would have to remove all of the recreational vehicles, boats and automobiles from the unimproved surface. Mr.

Bosman was provided 10 days to contact the Building Department and 30 days to have the recreational vehicles removed.

On 2-1-2017, I met with Mr. Bosman, Planning Manager Alexis Morris and Code Enforcement Manager Curt Michael at City Hall to discuss the violations on the property. Mr. Bosman was informed by Alexis that he was not allowed to have more than two residential units on the property, which is the front unit that is supposed to be a duplex. Alexis told Mr. Bosman that he would have to remove the unpermitted third residential unit from A, remove the unpermitted residential unit from B, and remove the unpermitted residential portion of C. He was also told that he is not allowed to operate a RV park in Antioch or allow any recreational vehicle to be used as a temporary or permanent residence.

On 2-7-2017, Curt Michael, Mike Boccio, Joseph Bosman and I met at the property to inspect the unpermitted sewer and electrical work. Mike Boccio told Mr. Bosman that he will not issue a permit to keep the unpermitted work due to the fact that he was not allowed to have the additional units or the recreational vehicles on the property. Mike Boccio advised Mr. Bosman that when the recreational vehicles and unpermitted units have been removed from the property, the additional electrical and sewer lines will have to be removed. During the inspection, Mr. Bosman dug up multiple spots on the property to show that the recreational vehicles, boats and automobiles on the property are parked on an improved surface.

On 3-28-2017 Mr. Bosman requested to reschedule his appeal hearing. Mr. Bosman was provided with a new appeal hearing on May 4, 2017.

On 4-28-2017 Mr. Bosman requested to reschedule his appeal hearing again. Mr. Bosman was provided with a new appeal hearing on June 1, 2017.

RECOMMENDATION:

Recommendation to uphold the Notice of Violation issued to Joseph Bosman for violations of the Antioch Municipal Code 9-5.3830



May 25, 2017

Joe Bosman

Subj: Notice of Hearing before the Antioch Board of Administrative Appeals

- Ref: a) Your Citation Appeal application received February 9, 2017
b) Your request for an extension of your Citation Appeal received March 28, 2017
c) 60-day Tolling Agreement dated March 29, 2017
d) Your letter dated April 28, 2017 requesting an extension of the Tolling Agreement

Dear Mr. Bosman,

Please be advised that your appeal is scheduled for **Thursday, June 1, 2017, at 3:00 p.m.** in the Council Chambers (across the breezeway from City Hall). The Tolling Agreement extension granted by City Clerk Arne Simonsen will expire on June 1, 2017; please see attached e-mail.

The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date listed above. To view the Agenda information, click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>.

This case will be heard and a decision rendered by the Board of Administrative Appeals.

Thank you.

Sincerely,

CHRISTINA GARCIA
Deputy City Clerk

cc: Code Enforcement

Office of the City Clerk
200 H Street
P. O. Box 5007
Antioch CA 94531-5007
Phone: (925) 779-7009/ Fax: (925) 779-7007

05



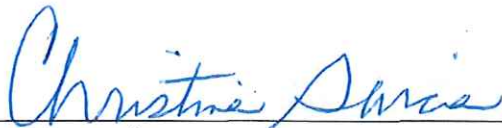
PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On May 25, 2017, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Joe Bosman

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on May 25, 2017, at Antioch, California.



Garcia, Christina

From:
Sent: Monday, May 01, 2017 10:46 AM
To: Simonsen, Arne
Cc: Garcia, Christina; Vigilia, Michael; Michael, Curt; Sidie, Justine
Subject: Re: Tolling Agreement extension to June 1 2017

Mr. Simonsen and Staff:

Thank you for your consideration of additional time. I trust I have not disrupted your staff's schedules too much. I will try and make the most of this extension to represent myself in the best manner to the City.

Joe Bosman

From: "Arne Simonsen" <asimonsen@ci.antioch.ca.us>
To: " "
Cc: "Christina Garcia" <cggarcia@ci.antioch.ca.us>, "Michael Vigilia" <mvigilia@ci.antioch.ca.us>, "Curt Michael" <cmichael@ci.antioch.ca.us>, "Justine Sidie" <jsidie@ci.antioch.ca.us>
Sent: Monday, May 1, 2017 10:26:30 AM
Subject: Tolling Agreement extension to June 1 2017

May 1, 2017

Joe Bosman

Subj: Notice of Hearing before the Antioch Board of Administrative Appeals

Ref: a) Your Citation Appeal application received February 9, 2017
b) Your request for an extension of your Citation Appeal received March 28, 2017
c) 60-day Tolling Agreement dated March 29, 2017
d) Your letter dated April 28, 2017 requesting an extension of the Tolling Agreement

Dear Mr. Bosman,

I am in receipt of your letter dated April 28, 2017 requesting an extension of the Tolling Agreement and rescheduling of the Board of Administrative Appeals Hearing on your appeal of Notice of Violation CD1701-026.

I am granting an extension of the Tolling Agreement and rescheduling the hearing of your appeal to **3:00 p.m., Thursday, June 1, 2017** at which time the Tolling Agreement will expire.

If you have any questions, please do not hesitate to call our office. Thank you.

Sincerely,

ARNE SIMONSEN
City Clerk

Arne Simonsen

City Clerk
City of Antioch
P.O. Box 5007
Antioch, CA 94531-5007
(925) 779-7008

The City keeps a copy of all E-mails sent and received for a minimum of 90 days. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms and subject to the exemptions of that Act.

From: Simonsen, Arne
Sent: Monday, April 24, 2017 2:09 PM
To: "
Cc: Garcia, Christina; Vigilia, Michael; Michael, Curt
Subject: Notice of hearing before the Antioch Board of Administrative Appeals
Attachments: Notice of Appeal hearing Joe Bosman 4-24-17.doc; General Info -Decisions-2014-1.doc

Dear Mr. Bosman,

Your appeal will be heard before the Board of Administrative Appeals on **Thursday, May 4, 2017 at 3:00 p.m.** in the City Council Chambers, 200 H Street, Antioch, CA.

The Tolling Agreement of March 29, 2017 extended the required 60-day period for hearing an appeal and will terminate with the hearing of your appeal on May 4, 2017.

All people who wish to speak on your appeal, including you, will be required to take an Oath. You will be allotted 5 minutes in which to present your case before the Board and provide any additional supporting materials not previously submitted to the City Clerk.

If you have any questions, please do not hesitate to call our office. Thank you.

Sincerely,

Arne Simonsen

City Clerk
City of Antioch
P.O. Box 5007
Antioch, CA 94531-5007

The City keeps a copy of all E-mails sent and received for a minimum of 90 days. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms and subject to the exemptions of that Act.



COPY

April 24, 2017

Joe Bosman

Subj: Notice of Hearing before the Antioch Board of Administrative Appeals

Ref: a) Your Citation Appeal application received February 9, 2017

- b) Your request for an extension of your Citation Appeal received March 28, 2017
- c) 60-day Tolling Agreement dated March 29, 2017

Dear Mr. Bosman,

Your appeal will be heard before the Board of Administrative Appeals on **Thursday, May 4, 2017 at 3:00 p.m.** in the City Council Chambers, 200 H Street, Antioch, CA.

The Tolling Agreement of March 29, 2017 extended the required 60-day period for hearing an appeal and will terminate with the hearing of your appeal on May 4, 2017.

All people who wish to speak on your appeal, including you, will be required to take an Oath. You will be allotted 5 minutes in which to present your case before the Board and provide any additional supporting materials not previously submitted to the City Clerk.

If you have any questions, please do not hesitate to call our office. Thank you.

Sincerely,

ARNE SIMONSEN
City Clerk

Enclosure: General Information for Persons Appealing Decisions

Office of the City Clerk
200 H Street
P. O. Box 5007
Antioch CA 94531-5007
Phone: (925) 779-7009/ Fax: (925) 779-7007

DIO



CITY OF ANTIOCH ADMINISTRATIVE BOARD OF APPEALS

General Information for Persons Appealing Decisions

The Administrative Board of Appeals is comprised of five Antioch residents, who are appointed by the Mayor and have volunteered their time to hear your appeal. The Board Members do not receive monetary compensation for their time and they are not employees of the City. They do not make or control the law. They are hearing officers that will review your appeal because you have requested the City do so. As the person making the appeal (the appellant) please keep in mind the below:

Schedule of Hearing:

- When an appeal is requested, it is typically scheduled for the first Thursday of every month.
- You will receive written notice of the date and time of the appeal hearing from the City Clerk's office 10 days after you file your appeal.
- The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date. To view the Agenda information, click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

When You Don't Show For Your Hearing:

- If you do not appear at the hearing time and date you have been notified of, your appeal will be heard without you being there.

How You Will Act At Your Appeal Hearing:

- You and anyone else who is attending the appeal at your request will maintain a respectful attitude at all times,
- If you or anyone else does not maintain a respectful attitude, you may be asked to leave the hearing by the Board Chairperson.
- Your appeal is not an opportunity to debate or argue with City staff or Board members. Any questions should be directed to the Board Chairperson.
- When you speak, you should talk about the reasons why you feel the Decision was wrongfully made.

How The Appeal Hearing Will Go:

- The Board will read your item of appeal from its Agenda.
- The Board will then ask City staff to present an oral report with regard to your Decision. The Board may ask questions of City staff after the oral report. This oral report will be for **five (5) minutes**.
- After staff has provided its report, and the Board is finished with its questions of staff, you will then be called to the podium to speak. Please come up and speak at the podium, not from the audience.
- You will have **five (5) minutes** to present the reasons why you are appealing the Decision.
- Any other additional persons who may oppose or support your appeal can fill out speaker cards and speak for **three (3) minutes**.
- The Board may then ask City staff for a rebuttal to the statements you or others made in support or opposition of your appeal. This rebuttal is only for **three (3) minutes**.
- Then the hearing is completed and the Board will then issue its ruling on your appeal.

Your Burden:

- It is your appeal and therefore you bear the burden to prove that the Decision was wrongfully made.
- To win your appeal, you must have a majority of the Board uphold your appeal (3 of 5, or 2 of 3).
- If the Board determines there was in fact good reason to issue this Decision, your appeal will be denied.

How The Board Will Rule:

The Board can only rule one of two ways:

- To uphold your appeal and dismiss the Decision.
- To deny your appeal and uphold the Decision.

Written Findings and Order:

- The Board will render their findings and recommendations after the hearing is concluded or as soon as possible.
- You will be mailed the written decision of hearing within ten (10) days of the hearing.
- The decision of the Board is the final ruling on your appeal from the City.

COPY



PROOF OF SERVICE BY MAIL

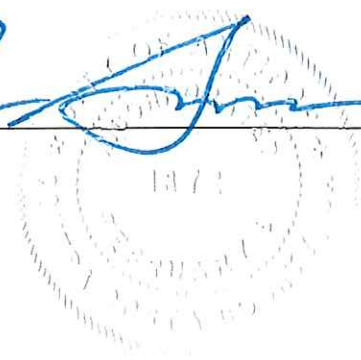
STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On April 24, 2017, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Joe Bosman

I, Arne Simonsen, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on April 24, 2017, at Antioch, California.

A handwritten signature in blue ink, appearing to read "Arne Simonsen", is written over a horizontal line. The signature is fluid and cursive.



*Office of the City Clerk
200 H Street
P. O. Box 5007
Antioch CA 94531-5007
Phone: (925) 779-7009/ Fax: (925) 779-7007*

D13

From: Simonsen, Arne
Sent: Tuesday, April 25, 2017 11:50 AM
To: Garcia, Christina
Subject: FW: Read report : Notice of hearing before the Antioch Board of Administrative Appeals

From:
Sent: Monday, April 24, 2017 5:37 PM
To: Simonsen, Arne
Subject: Read report : Notice of hearing before the Antioch Board of Administrative Appeals

Recipient:
Time of reading : 4/24/2017 05:36 PM
Subject: Notice of hearing before the Antioch Board of Administrative Appeals

Dear Mr. Bosman, Your appeal will be heard before the Board of Administrative Appeals on Thursday, May 4, 2017 at 3:00 p.m. in the City Council Chambers, 200 H Street, Antioch, CA. The Tolling Agree

From: Simonsen, Arne
Sent: Monday, April 24, 2017 2:55 PM
To: "
Cc: Garcia, Christina; Vigilia, Michael
Subject: FW: Notice of hearing before the Antioch Board of Administrative Appeals
Attachments: Notice of Appeal hearing Joe Bosman 4-24-17.doc; General Info -Decisions-2014-1.doc

Mr. Bosman,

The Agenda and Staff Reports will be posted on the City's Website 72 hours before the Board of Administrative Appeals Hearing of your Appeal on May 4, 2017.

To view the Agenda information go to www.ci.antioch.ca.us then click on "Agendas – Minutes"; then click on "Board of Administrative Appeals". Then click on Agenda/Minutes for the 5/4/2017 Hearing. The Agenda and staff reports will appear as an Adobe pdf file.

Respectfully,

Arne Simonsen

City Clerk
City of Antioch
P.O. Box 5007
Antioch, CA 94531-5007

The City keeps a copy of all E-mails sent and received for a minimum of 90 days. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms and subject to the exemptions of that Act.

From: Simonsen, Arne
Sent: Monday, April 24, 2017 2:09 PM
To: "
Cc: Garcia, Christina; Vigilia, Michael; Michael, Curt
Subject: Notice of hearing before the Antioch Board of Administrative Appeals

Dear Mr. Bosman,

Your appeal will be heard before the Board of Administrative Appeals on **Thursday, May 4, 2017 at 3:00 p.m.** in the City Council Chambers, 200 H Street, Antioch, CA.

The Tolling Agreement of March 29, 2017 extended the required 60-day period for hearing an appeal and will terminate with the hearing of your appeal on May 4, 2017.

All people who wish to speak on your appeal, including you, will be required to take an Oath. You will be allotted 5 minutes in which to present your case before the Board and provide any additional supporting materials not previously submitted to the City Clerk.

If you have any questions, please do not hesitate to call our office. Thank you.

Sincerely,

Arne Simonsen

City Clerk
City of Antioch
P.O. Box 5007
Antioch, CA 94531-5007

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To: Garcia, Christina
Subject: FW: Read report : FW: Notice of hearing before the Antioch Board of Administrative Appeals

From: ..
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To: Simonsen, Arne
Subject: Read report : FW: Notice of hearing before the Antioch Board of Administrative Appeals

Recipient: ..
Time of reading : 4/24/2017 05:36 PM
Subject: FW: Notice of hearing before the Antioch Board of Administrative Appeals

Mr. Bosman, The Agenda and Staff Reports will be posted on the City's Website 72 hours before the Board of Administrative Appeals Hearing of your Appeal on May 4, 2017. To view the Agenda informatio

From: Simonsen, Arne
Sent: Wednesday, March 29, 2017 8:43 PM
To:
Cc: Vigilía, Michael; Garcia, Christina; Michael, Curt
Subject: Tolling Agreement on your appeal to the Board of Administrative Appeals re Wilbur Avenue

Mr. Bosman,

Your appeal of a Notice of Violation was delivered to the City Clerk's Office on February 9, 2017. The Antioch Municipal Code requires that the City Clerk schedule the appeal to be heard by the Board of Administrative Appeals within 60-days.

You have received the response with documents to the California Public Records Act request you submitted to the City Clerk's Office on March 9, 2017 which took longer than anticipated to retrieve the requested materials.

Therefore, following the discussion we had when you came to my office on March 28th and you handed me a written request to reschedule the hearing of your appeal that was scheduled for Thursday, April 4, 2017, our office agrees to a 60-day Tolling Agreement starting March 28th, 2017.

My office will be scheduling the hearing of your appeal for 3:00 p.m., Thursday, May 4, 2017 Board of Administrative Appeals meeting which is held in the City Council Chambers, 200 H Street, Antioch, CA 94509.

Respectfully,

Arne Simonsen
City Clerk
City of Antioch
(925) 779-7008

Joe Bosman

RECEIVED

MAR 28 2017

CITY OF ANTIOCH
CITY CLERK

March 28, 2017

City of Antioch

Attn: Christina Garcia, Deputy City Clerk

Re: Appeal of Notice of Violation CD

Site: Wilbur Ave. Antioch, Ca.

Mrs. Garcia:

Thank you for your correspondence dated February 9, 2017 regarding my Appeal Hearing scheduled for **April 6th, 2017 @ 3:00 PM.**

It is important that I am treated fairly regarding my appeal. My property rights are being taken and my tenants may be displaced as a result of this hearing. I am requesting that the following items be addressed **before** the hearing occurs:

1. **Request For Public Records:**

The City has not responded in writing or e-mail to my request for records dated March 9, 2017. The City is unique in that they are the best source of these documents, even though they are the plaintiff. I would appreciate a written response to this important request.

D19

2. 1-4.01, B, Right To Appeal of Antioch Code of Ordinances:

I requested to you in person and by letter dated March 9, 2017 that the **Planning Commission** should hear specific issues related to my Notice of Violation. There are specific planning issues at stake.

Specifically, the City wants to strip my income producing uses from my property. They have changed the Zoning and are now attempting to tell me I have no grand fathered rights. The land will be useless. Will the City pay me in damages for my lost value?

Please read section **1-4.01, B The Planning Commission should hear my case.**

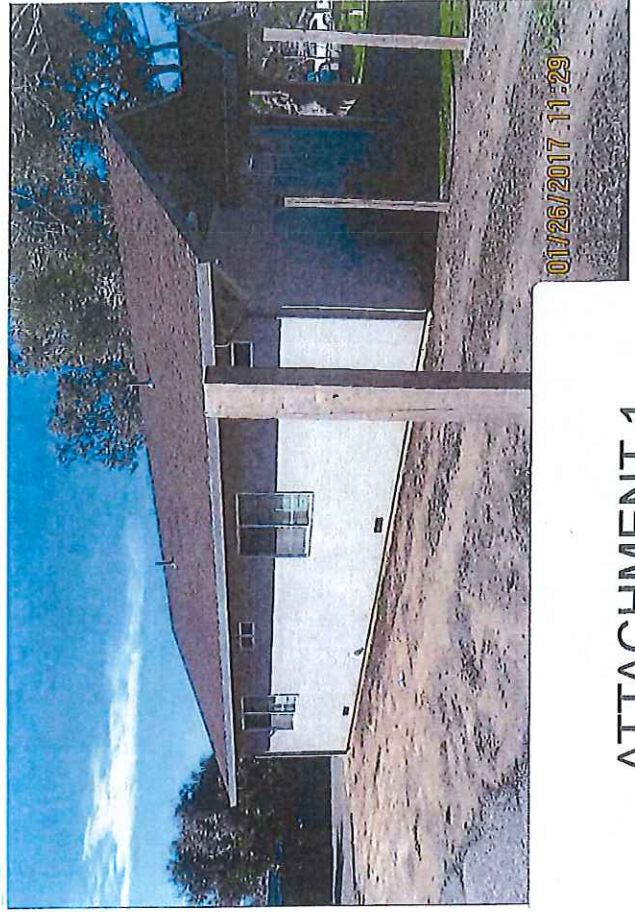
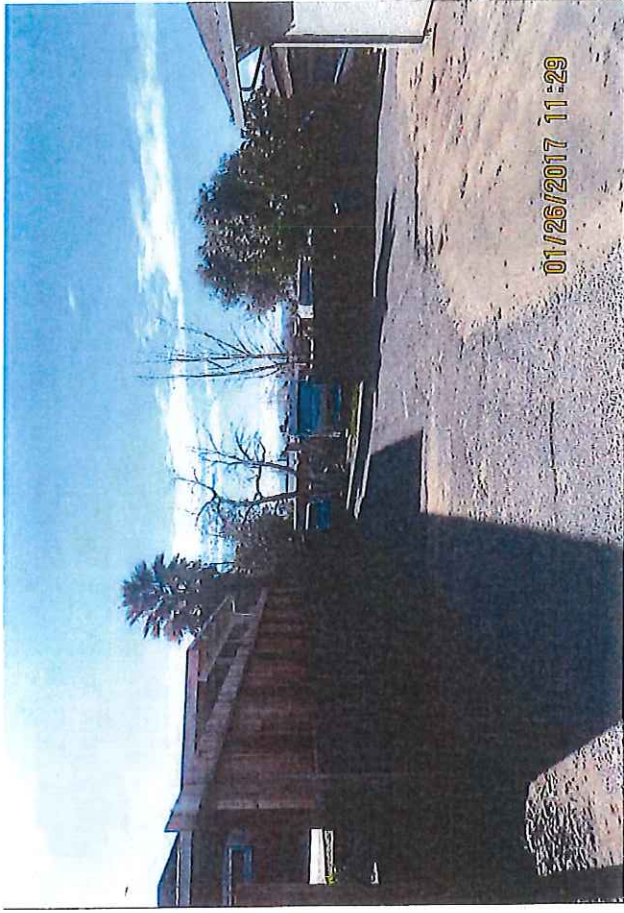
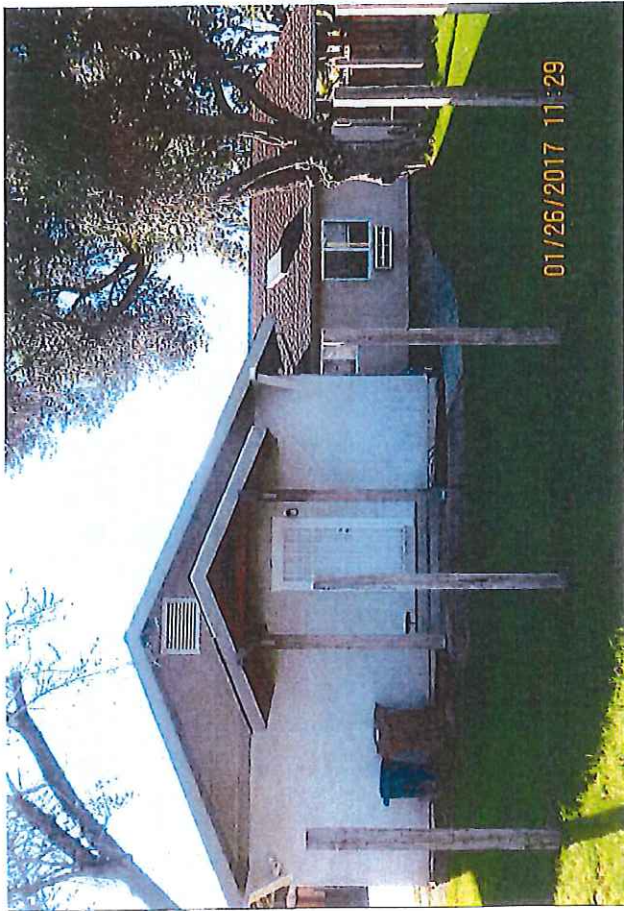
3. City Staff has yet to engage me:

I have attempted to work with staff as the Mayor directed at the City Council meeting. I have written Ron Bernal and Forrest Ebbs regarding the issues at hand. They have not attempted to resolve any issues yet.

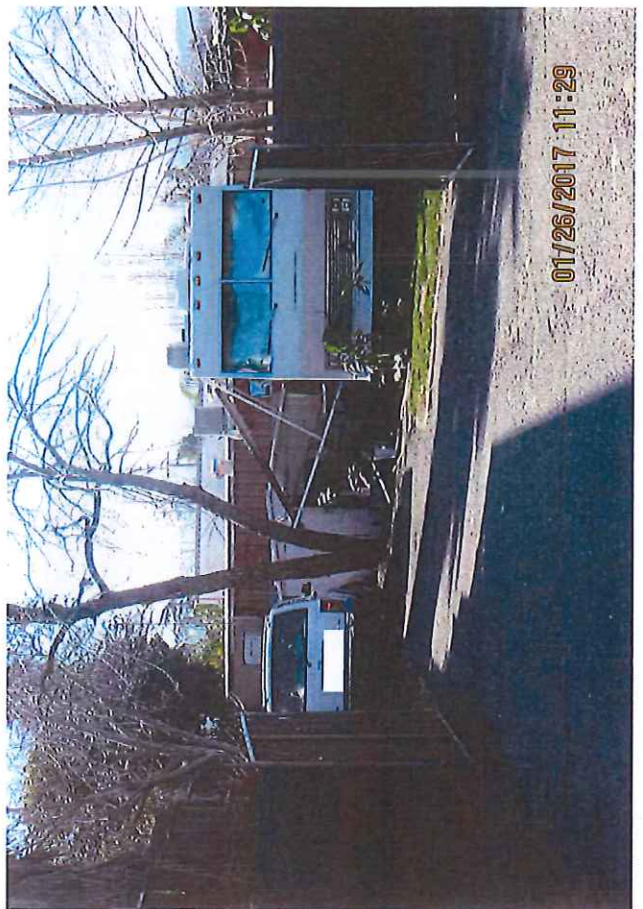
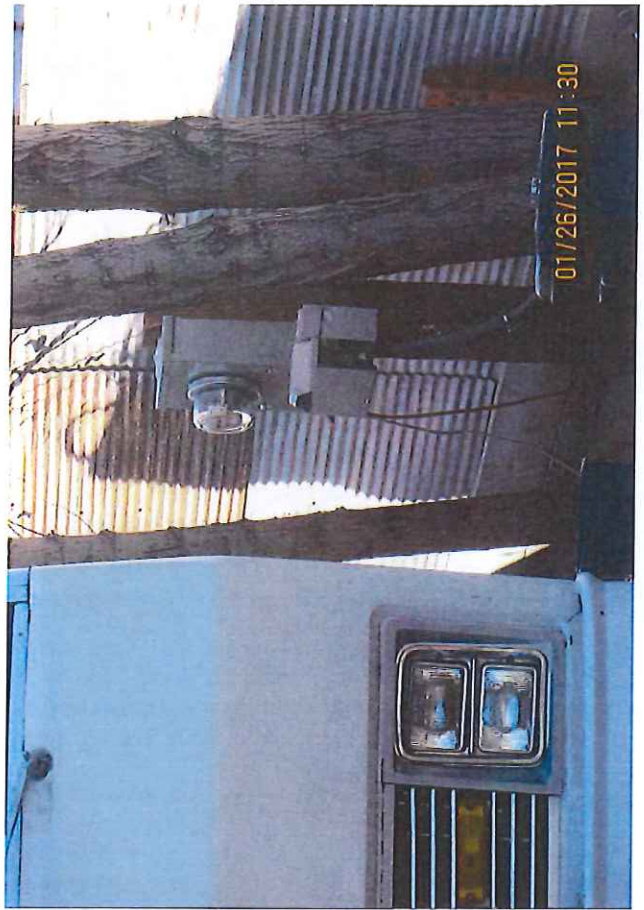
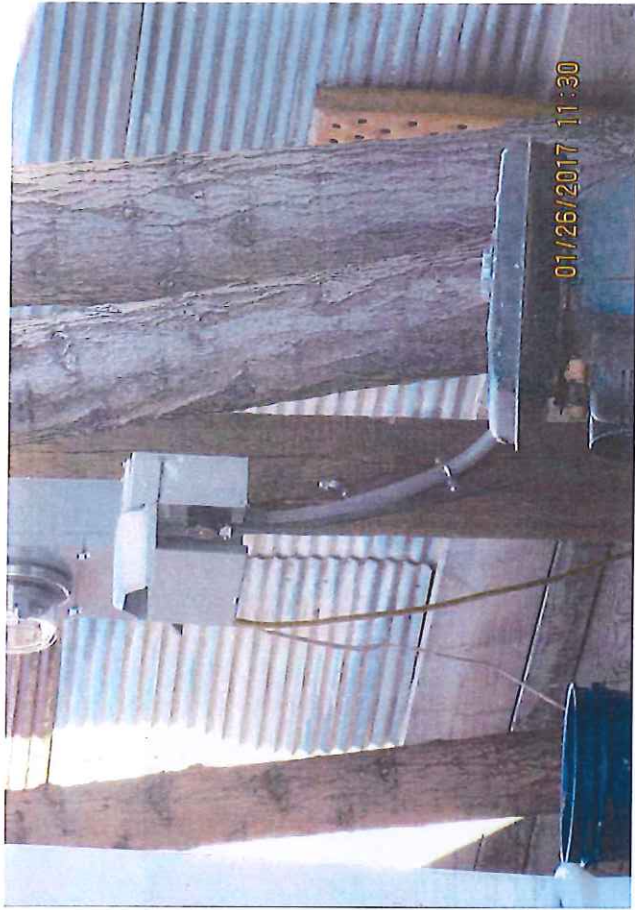
I would appreciate a rescheduling of my appeal until the above items are sorted out.

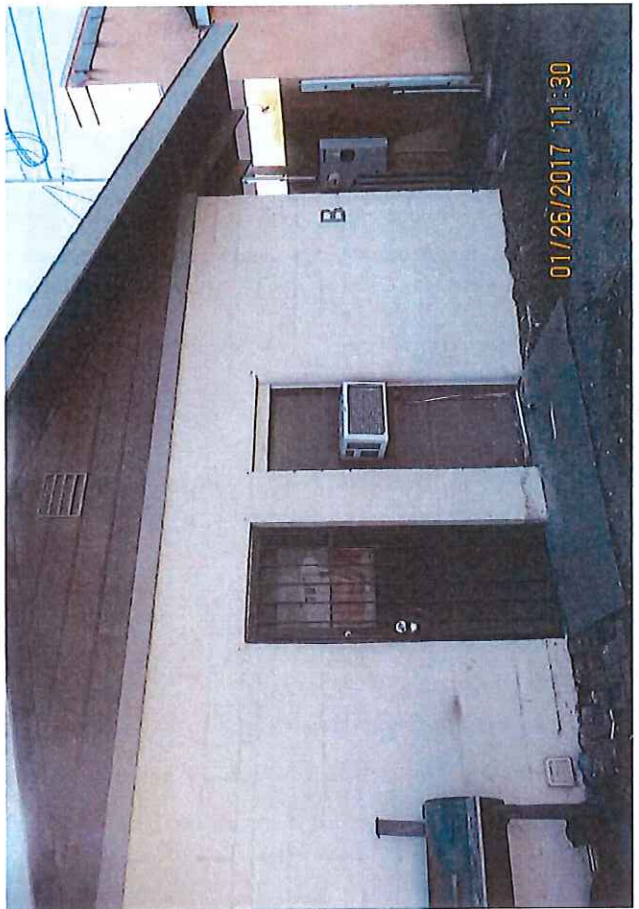
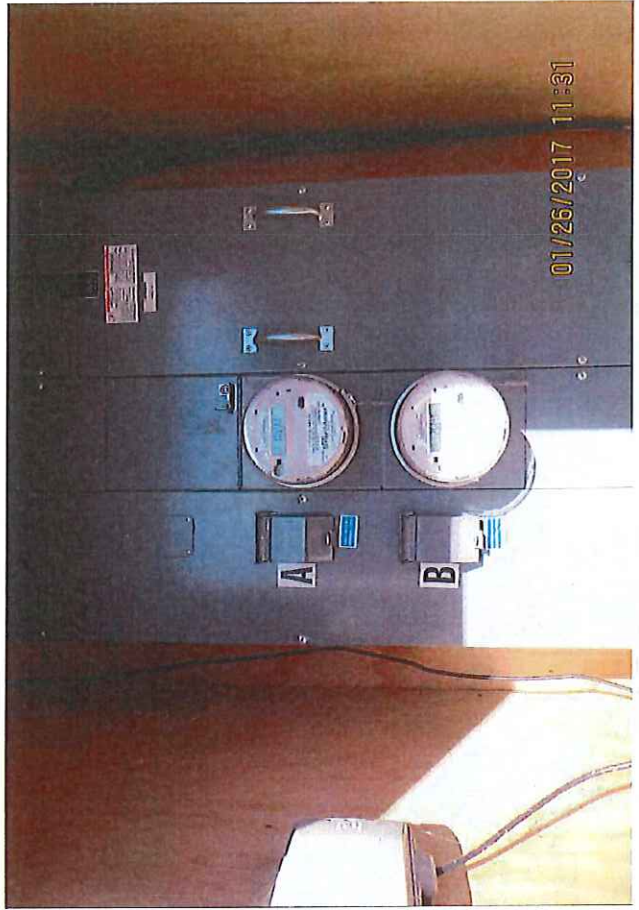
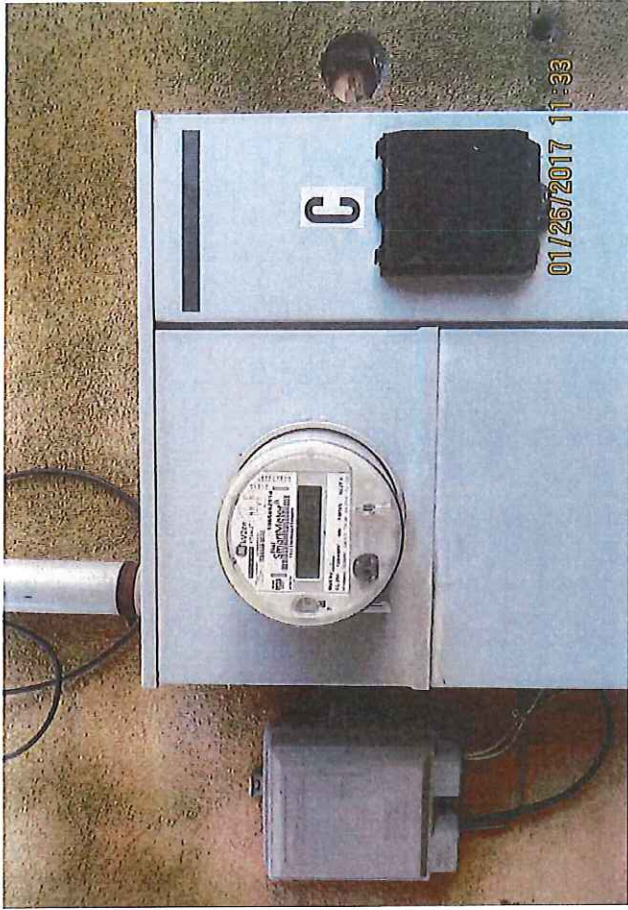
Thank you,

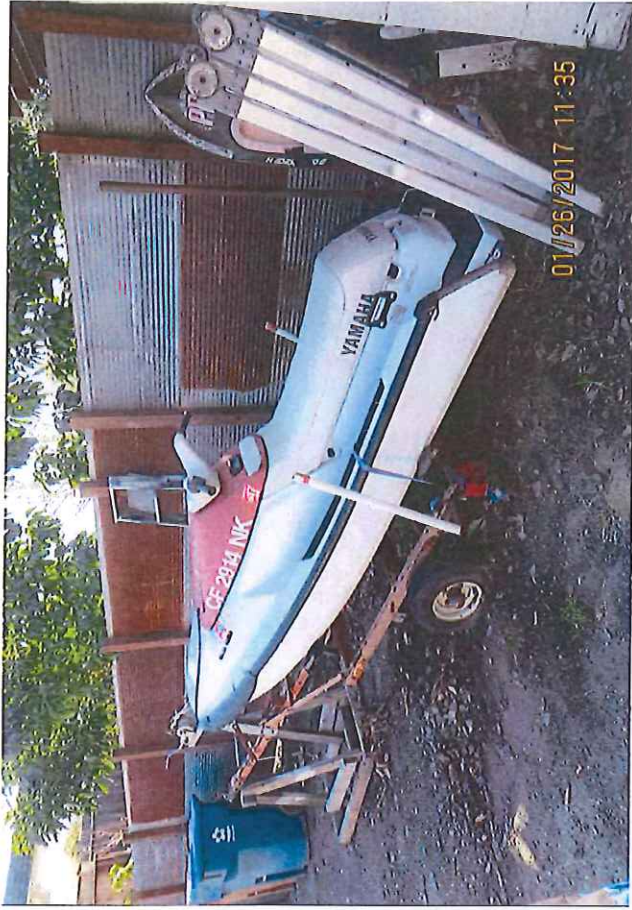
Joe Bosman

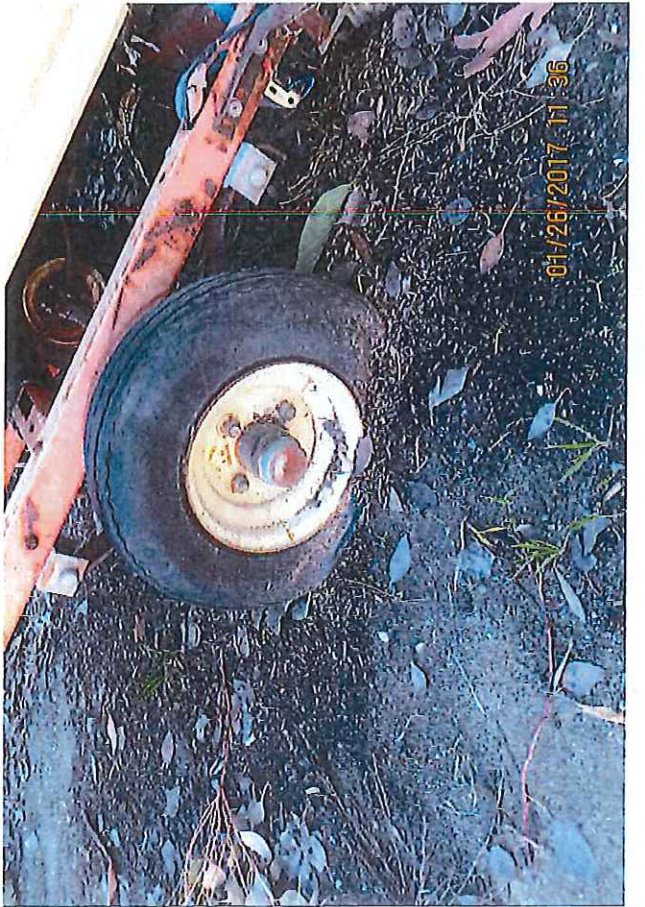
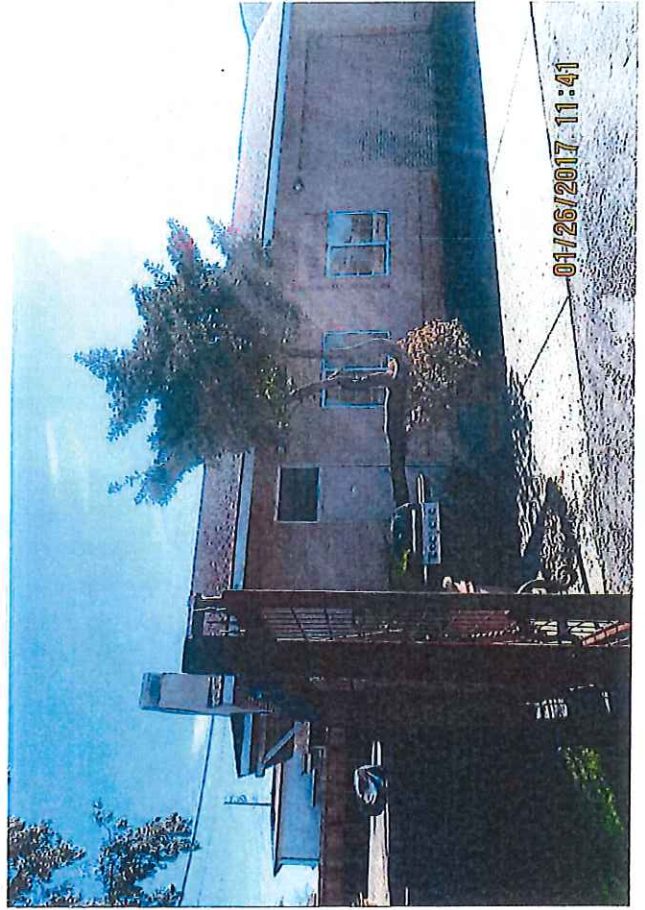
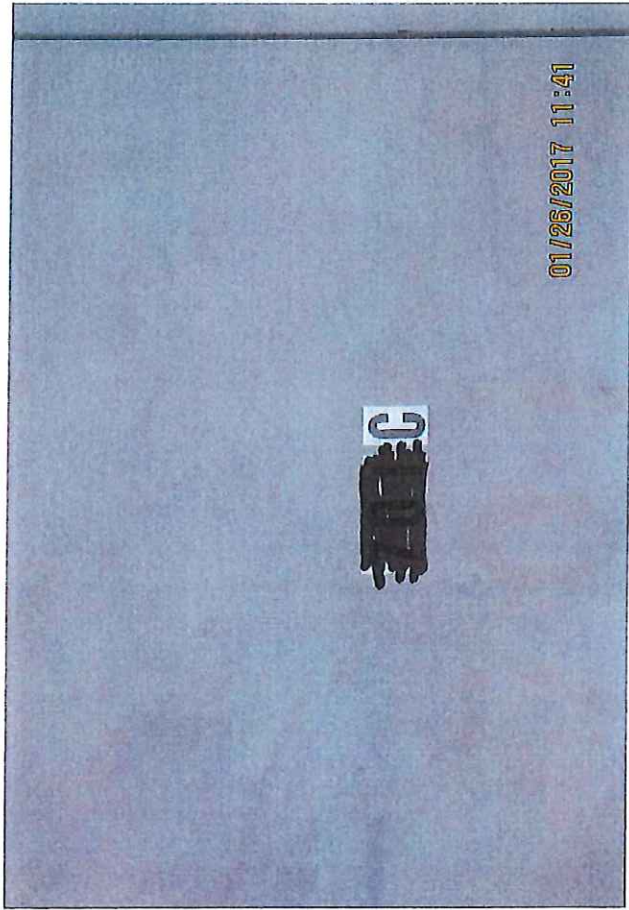


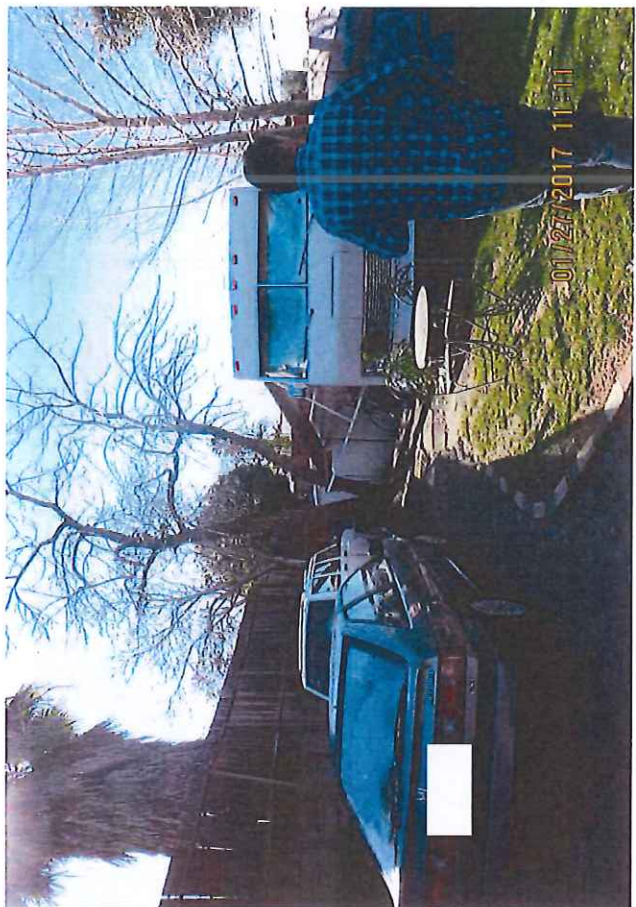
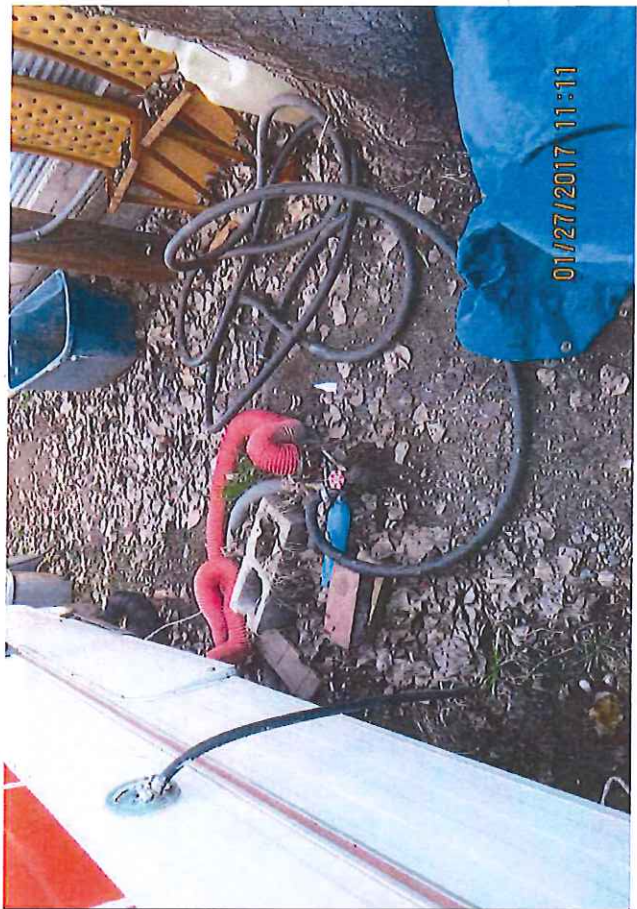
ATTACHMENT 1



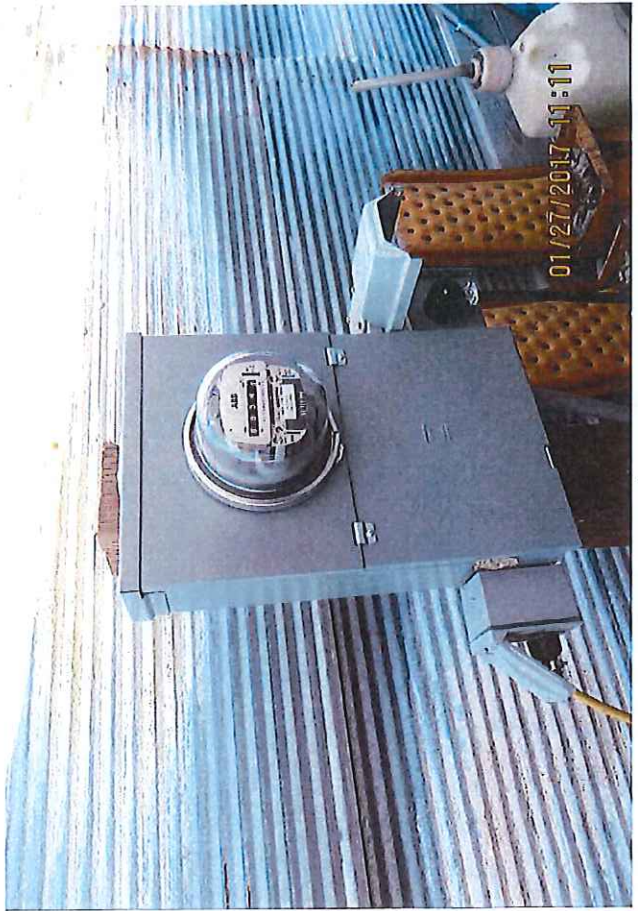
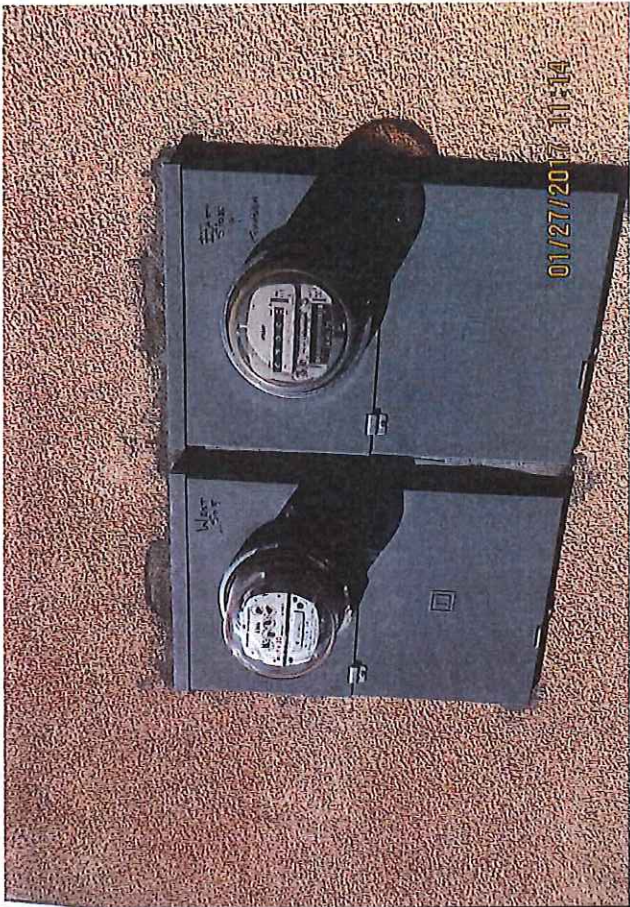
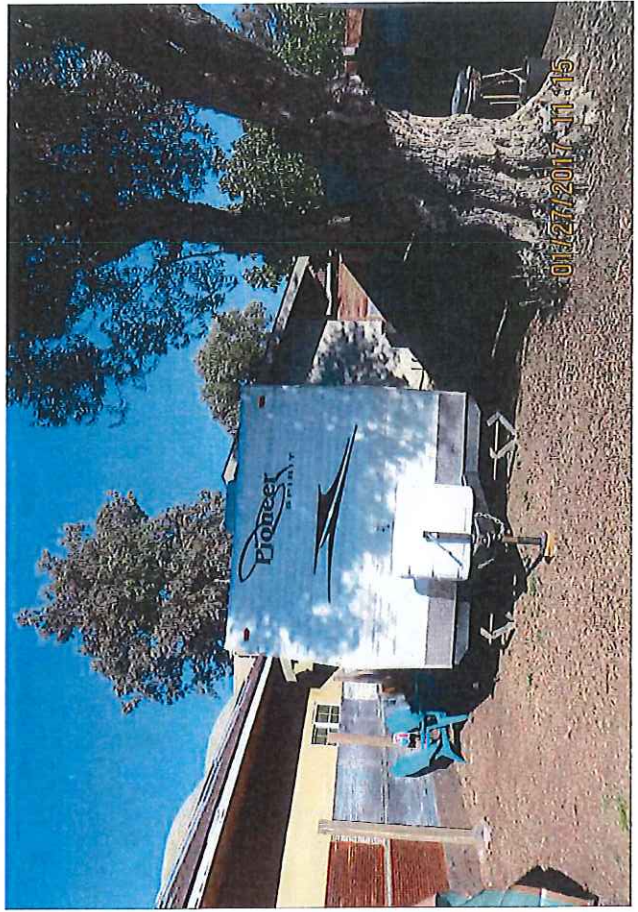
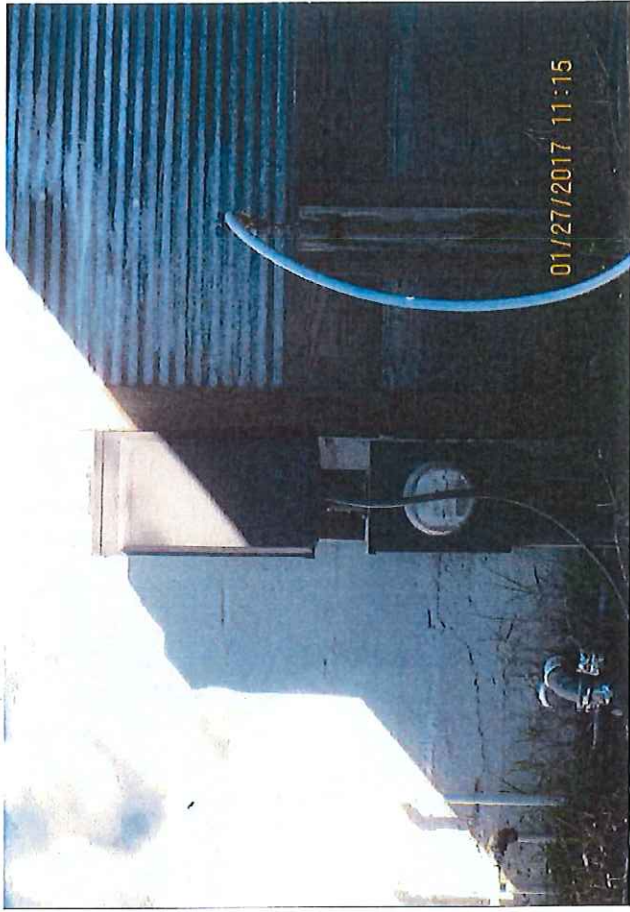


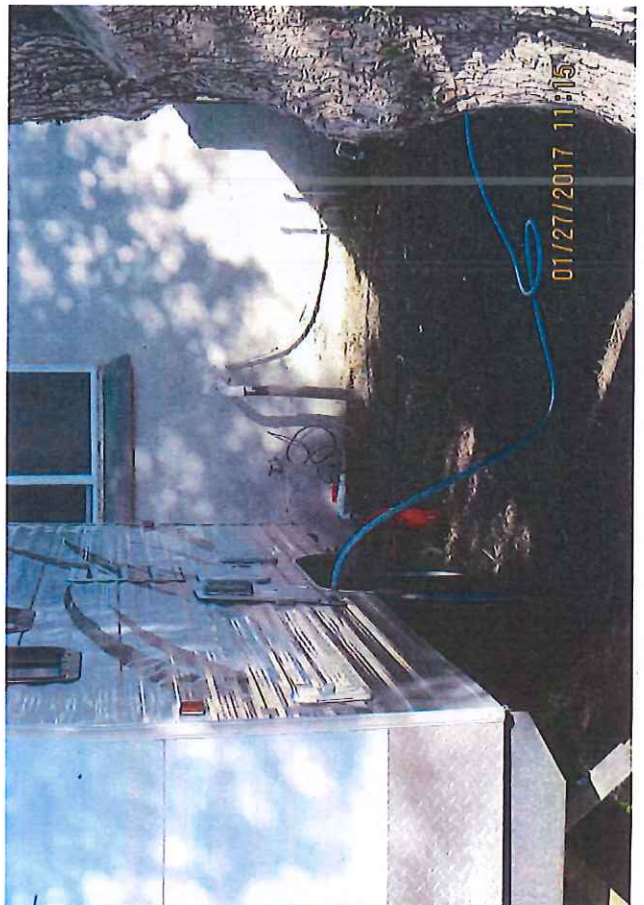
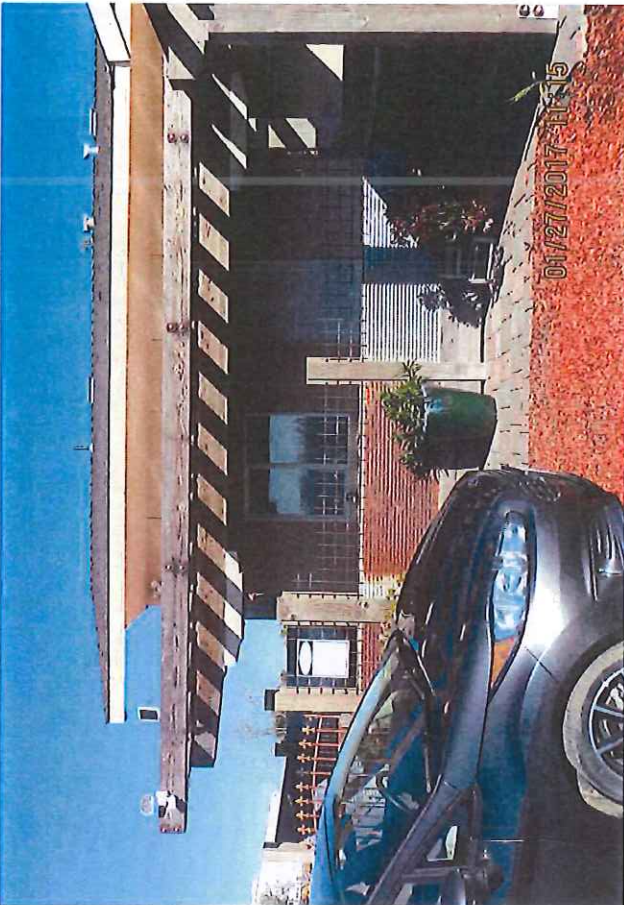
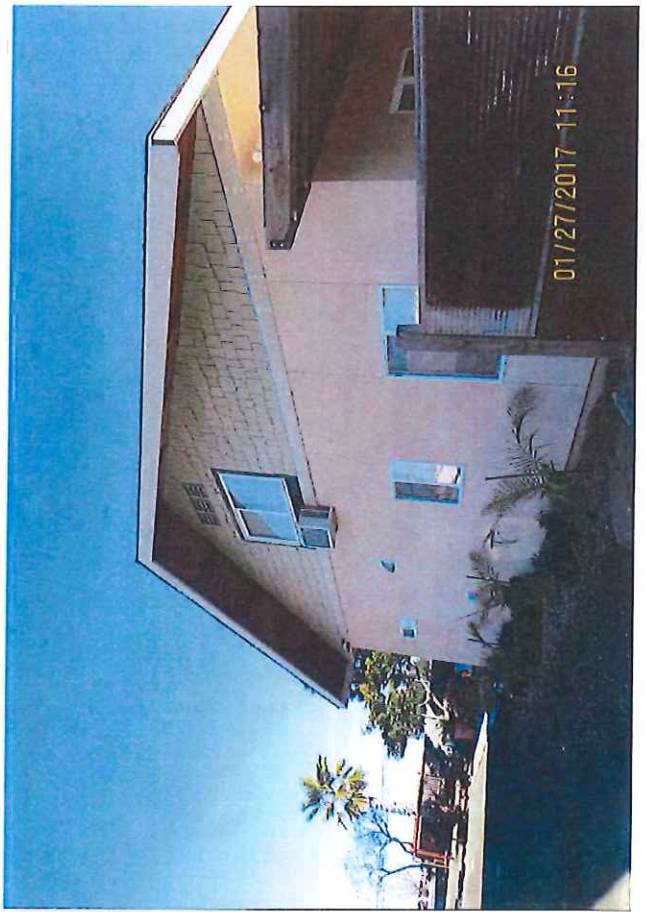


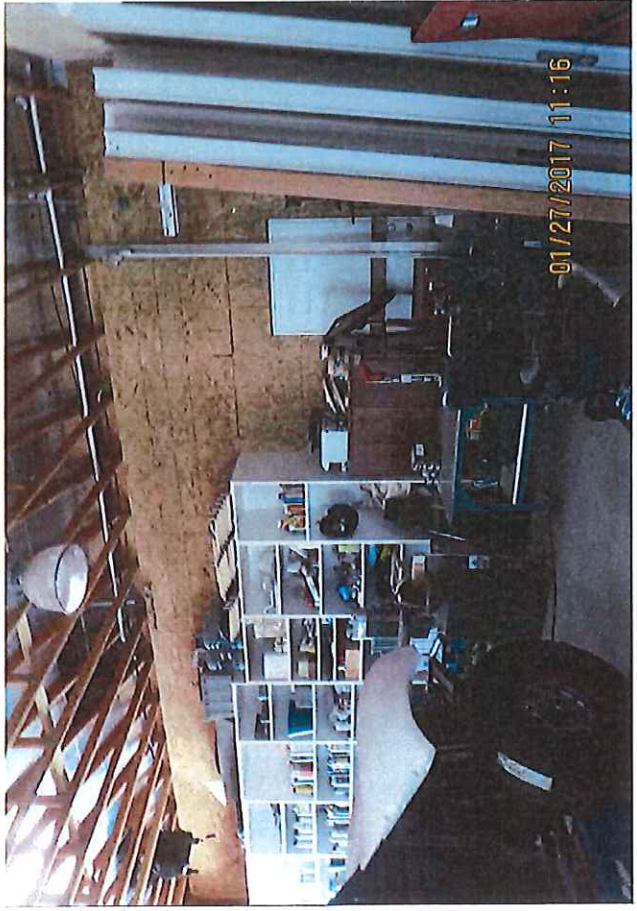
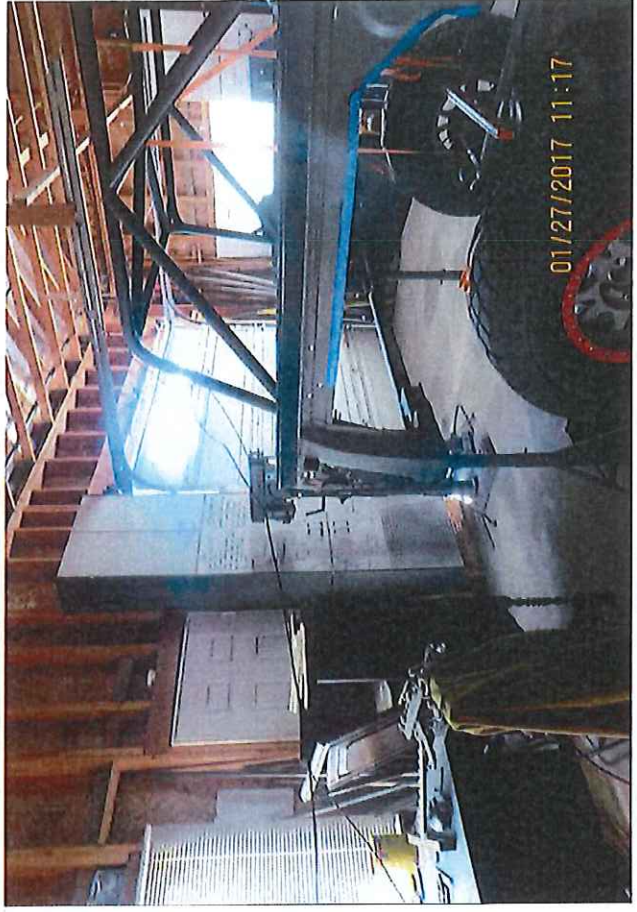
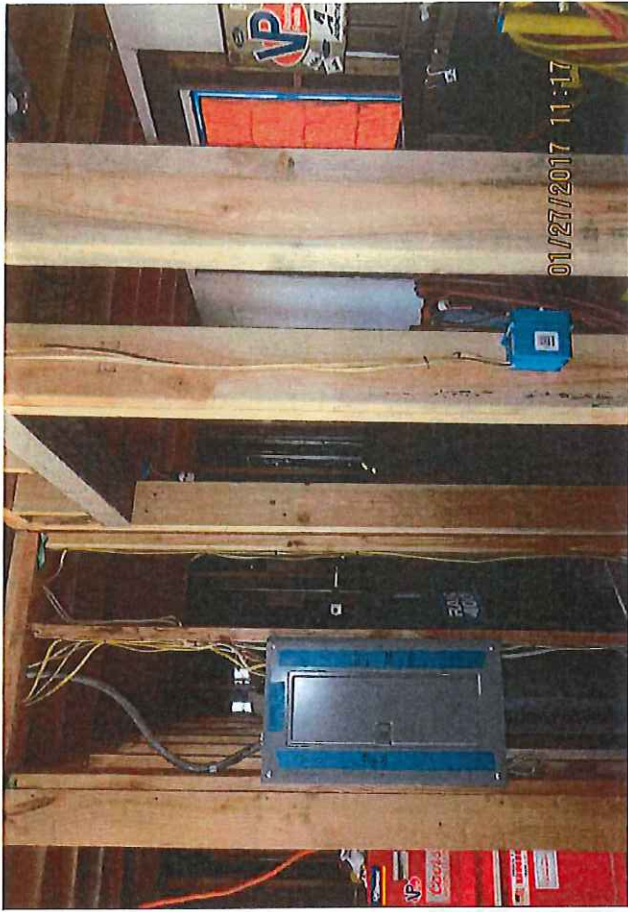




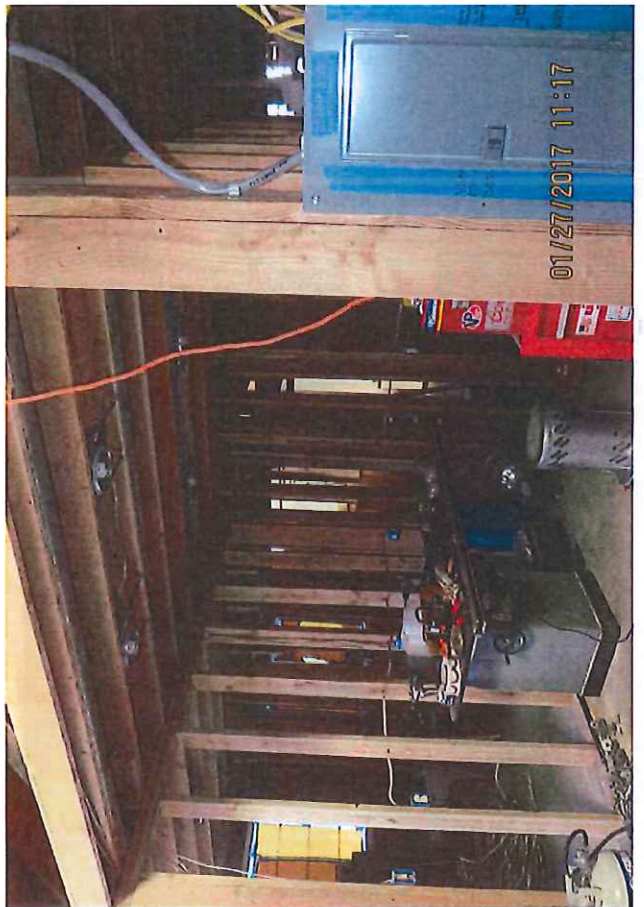
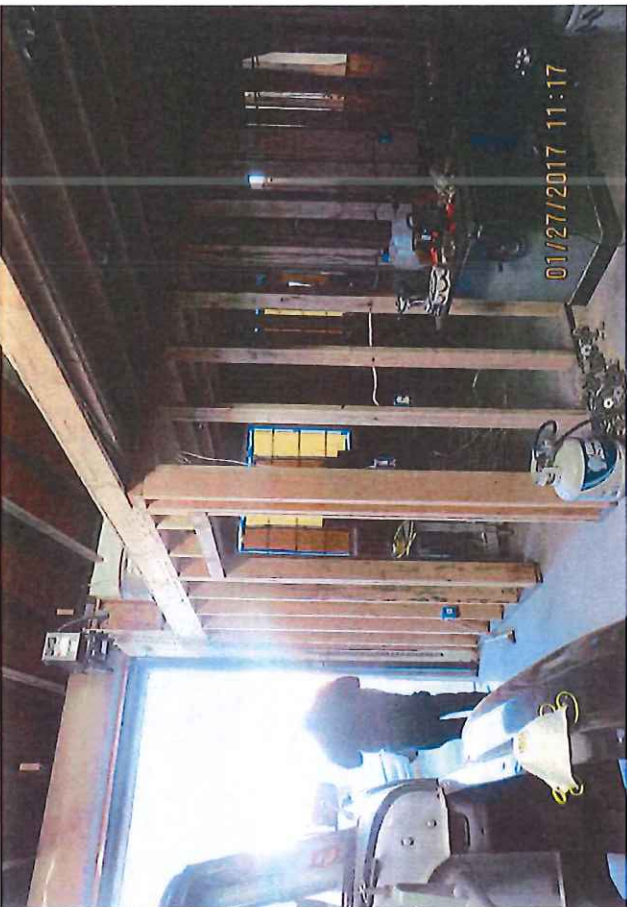
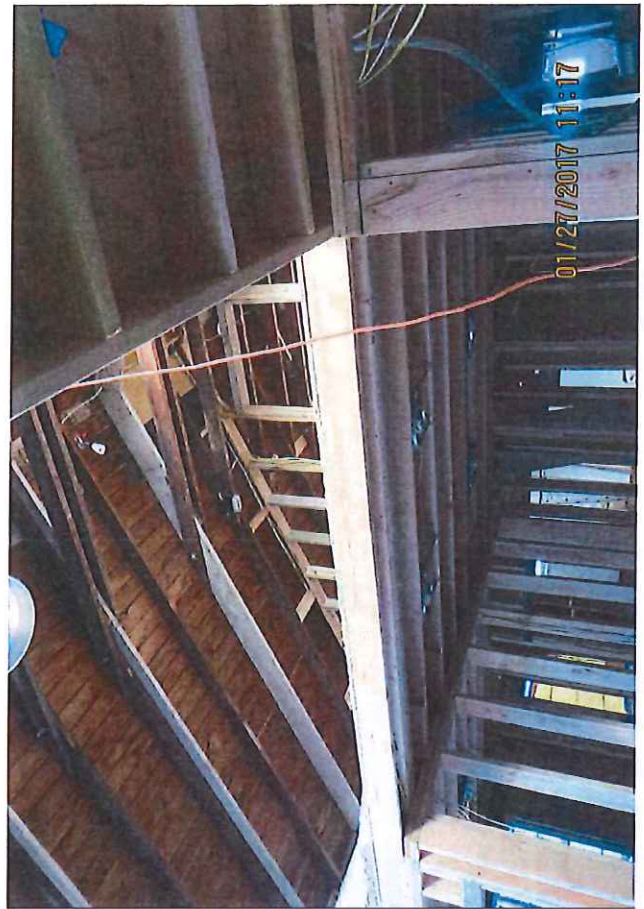
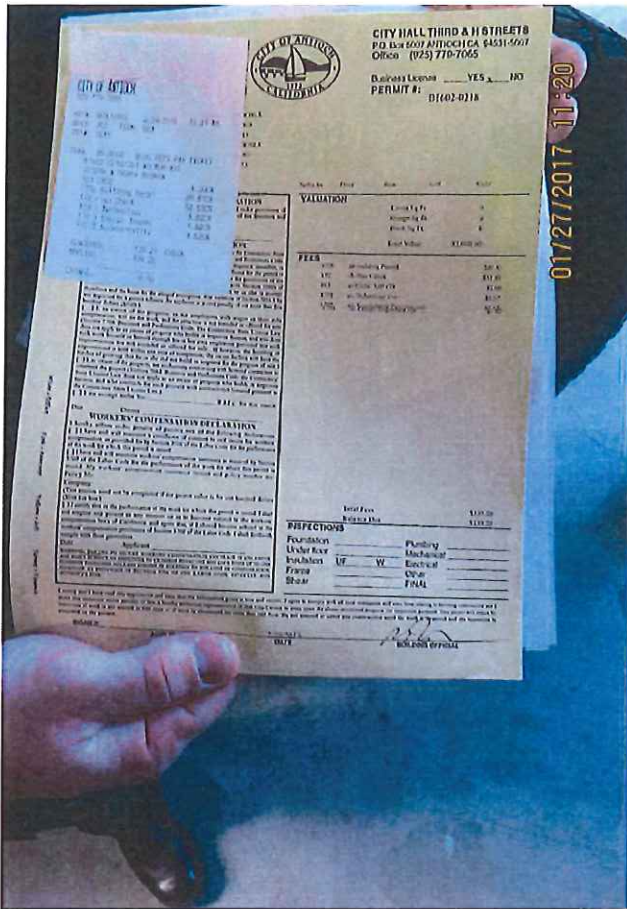
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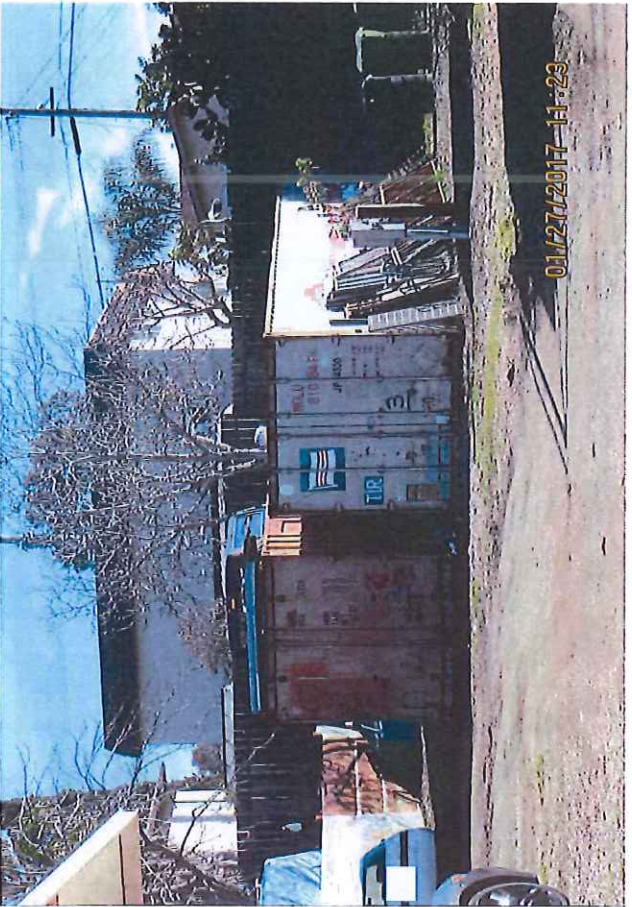
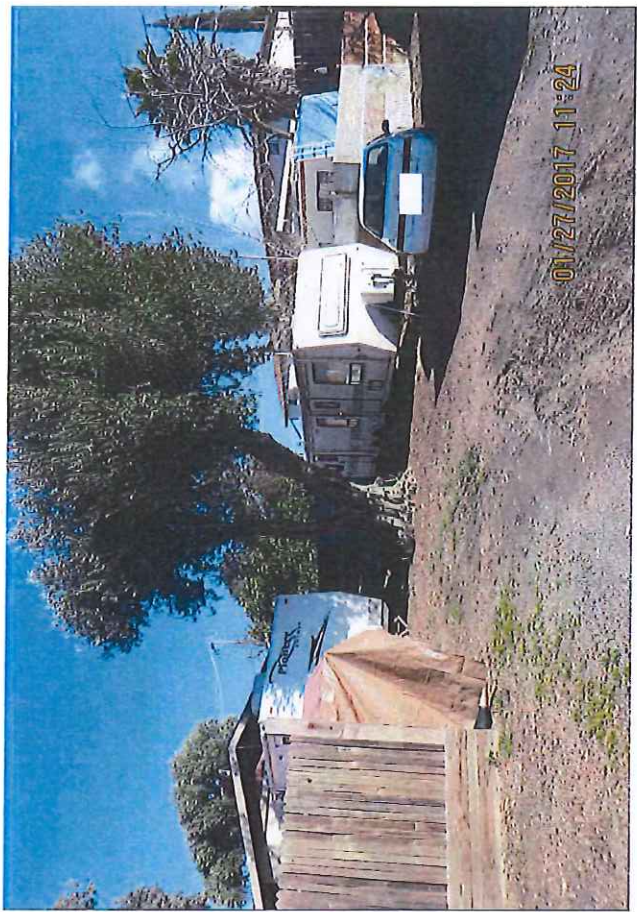
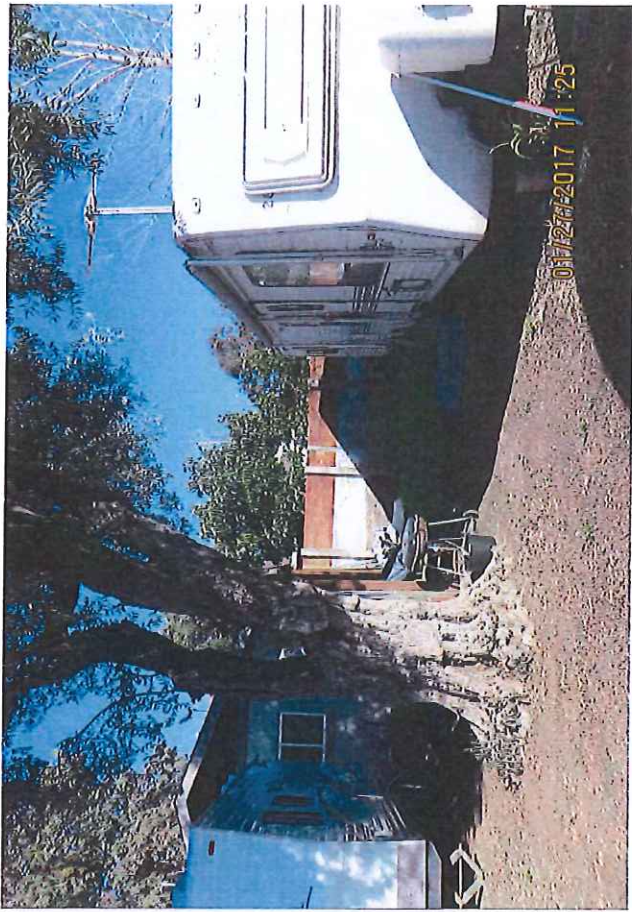


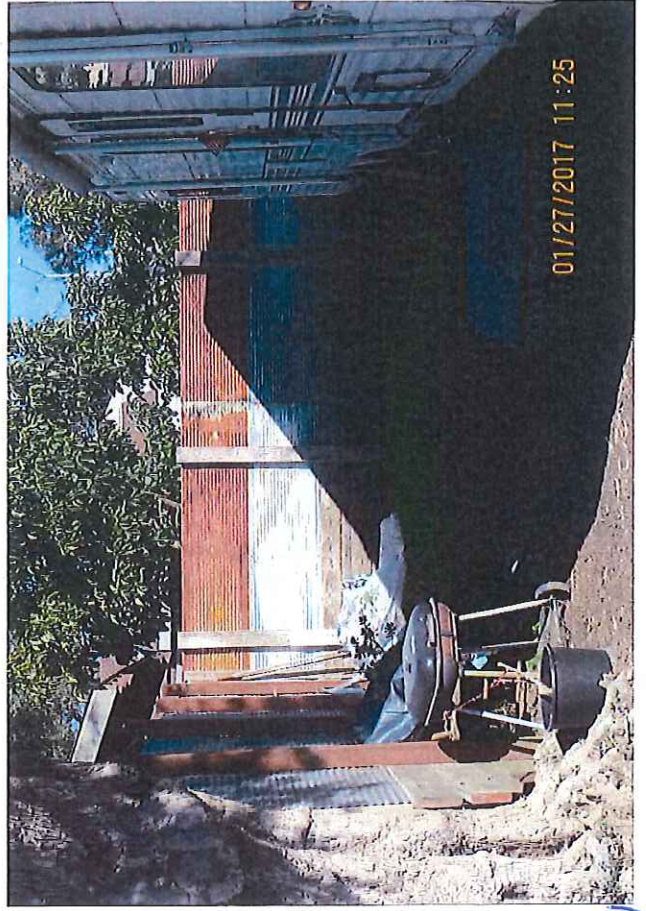
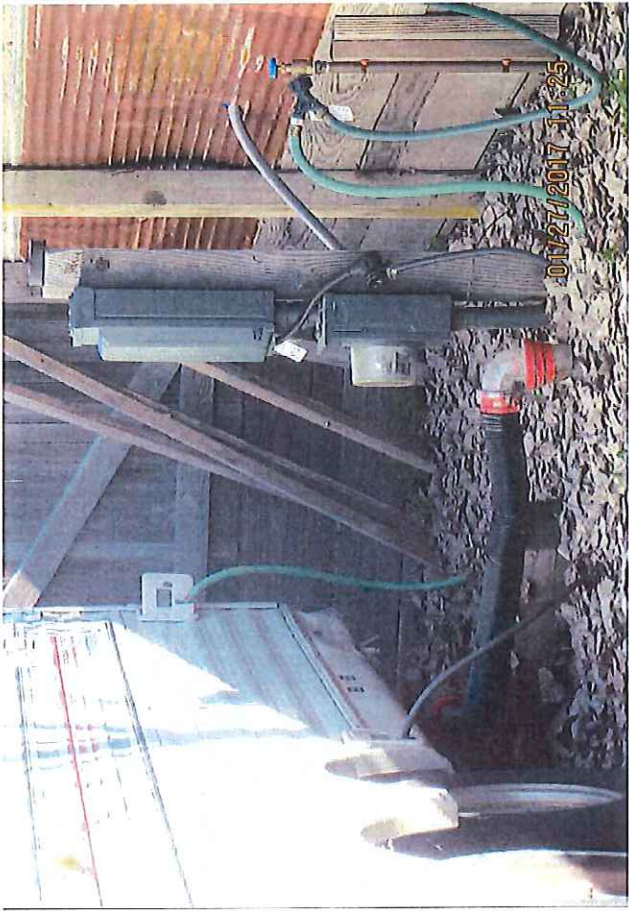




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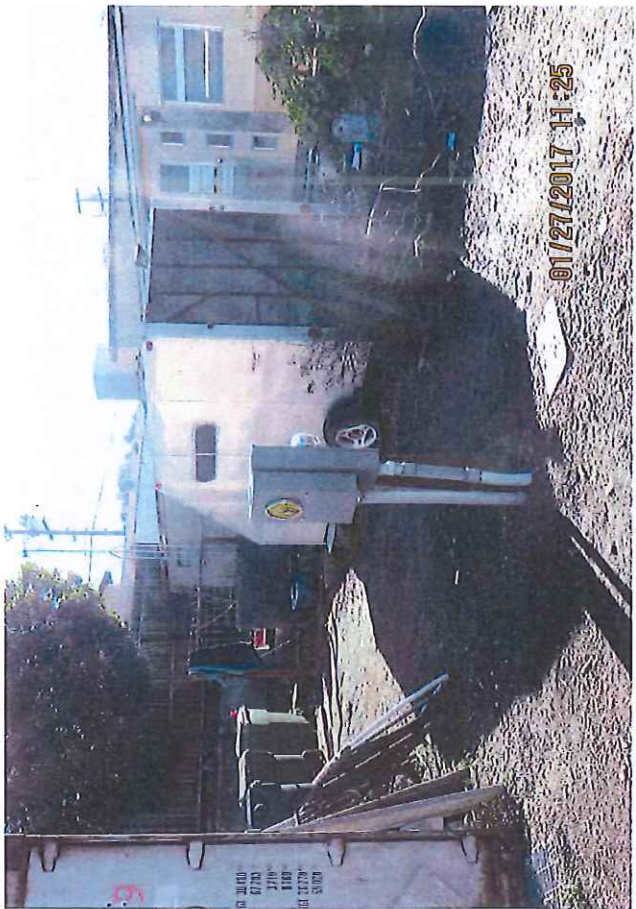
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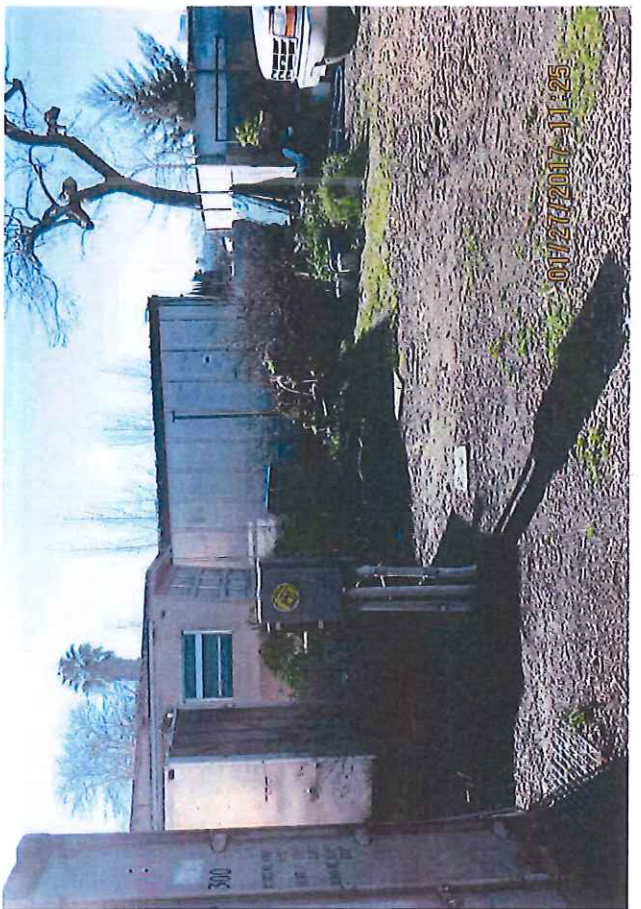
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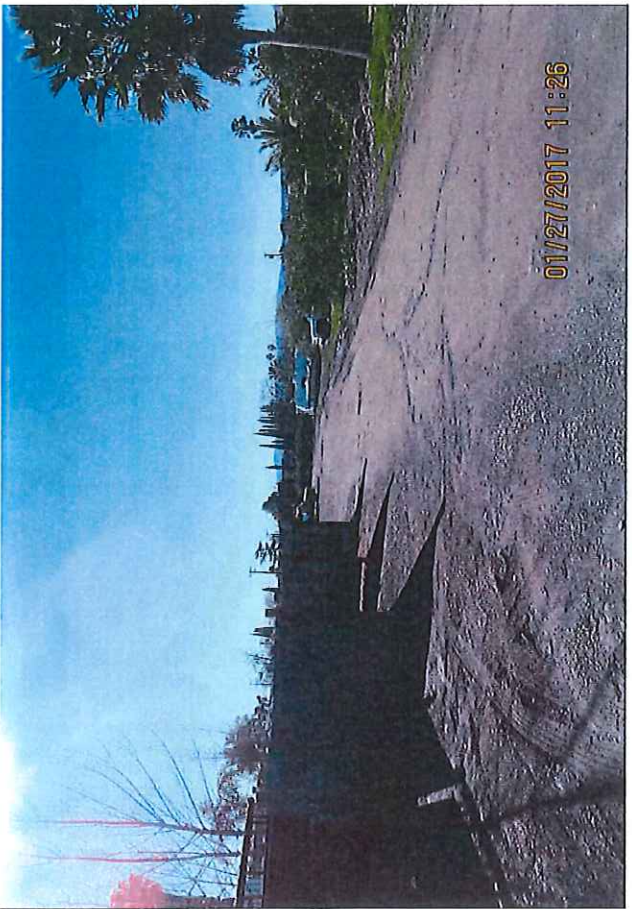
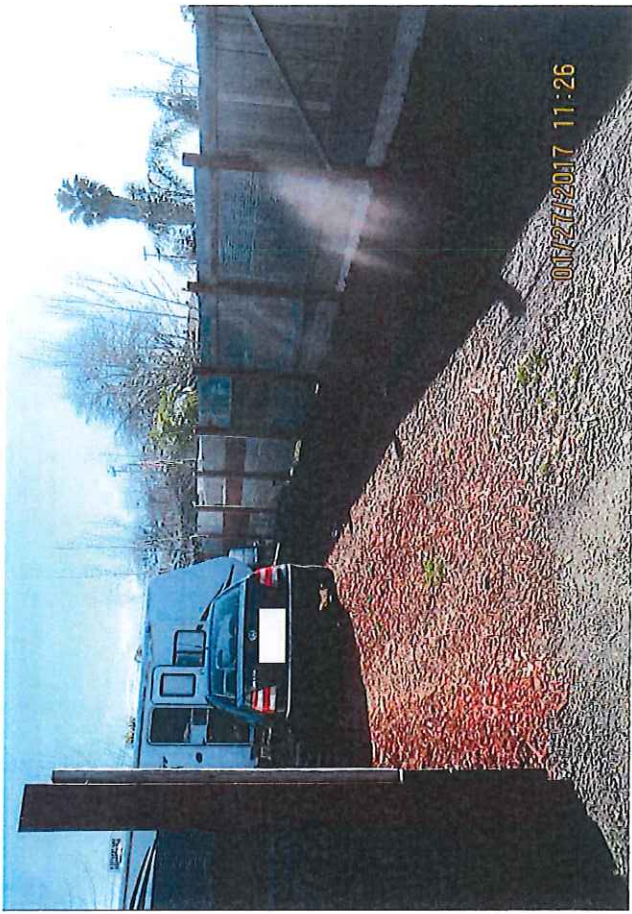


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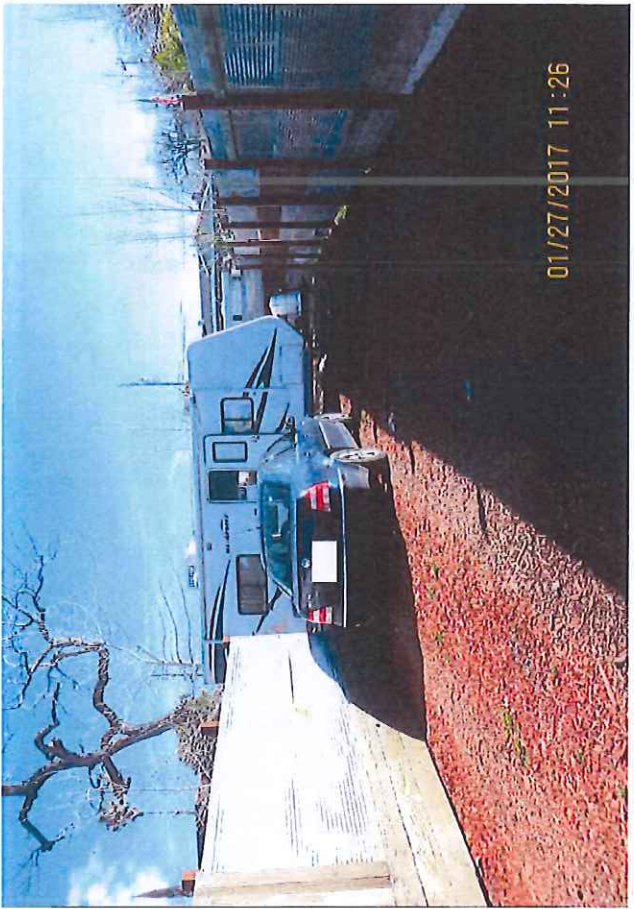
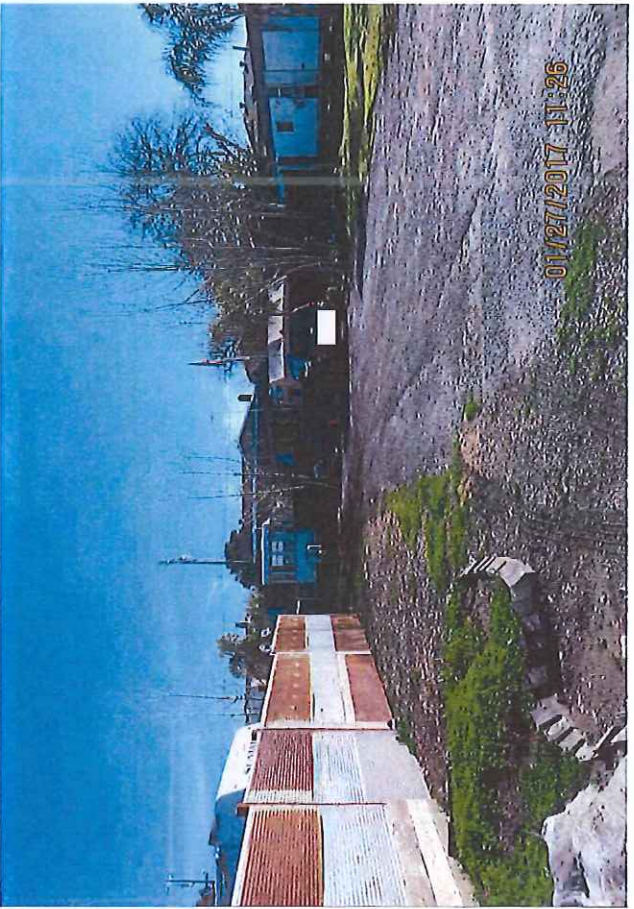
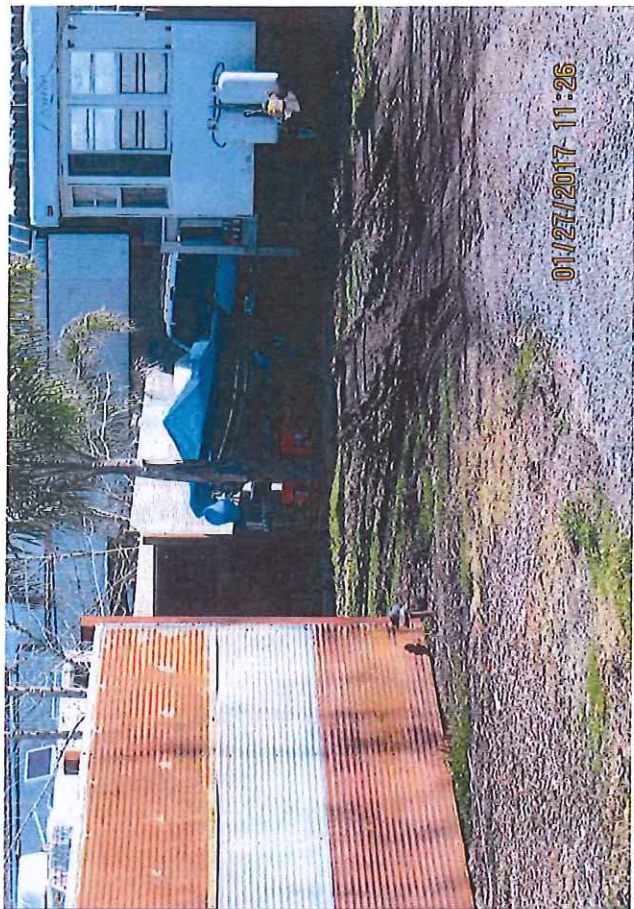
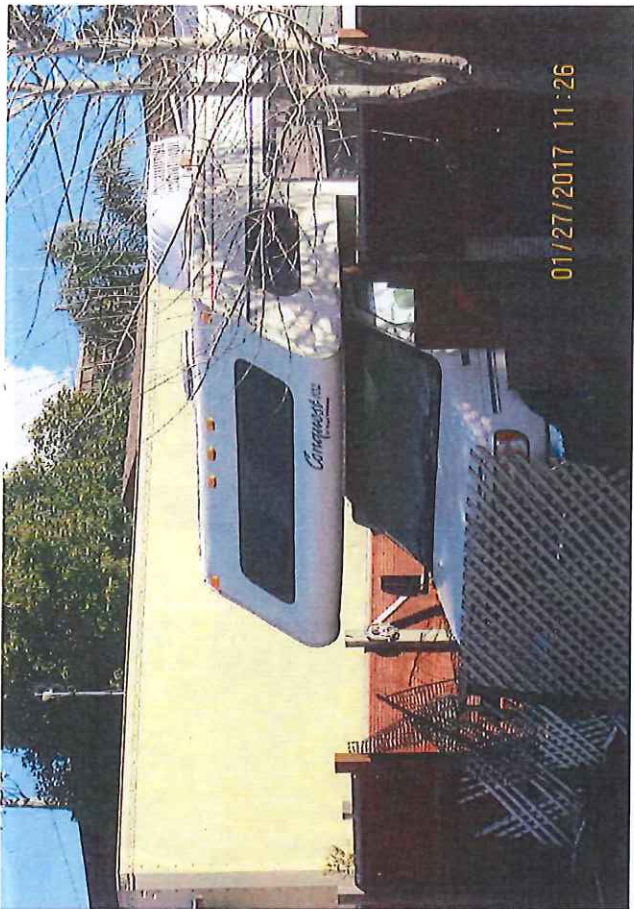


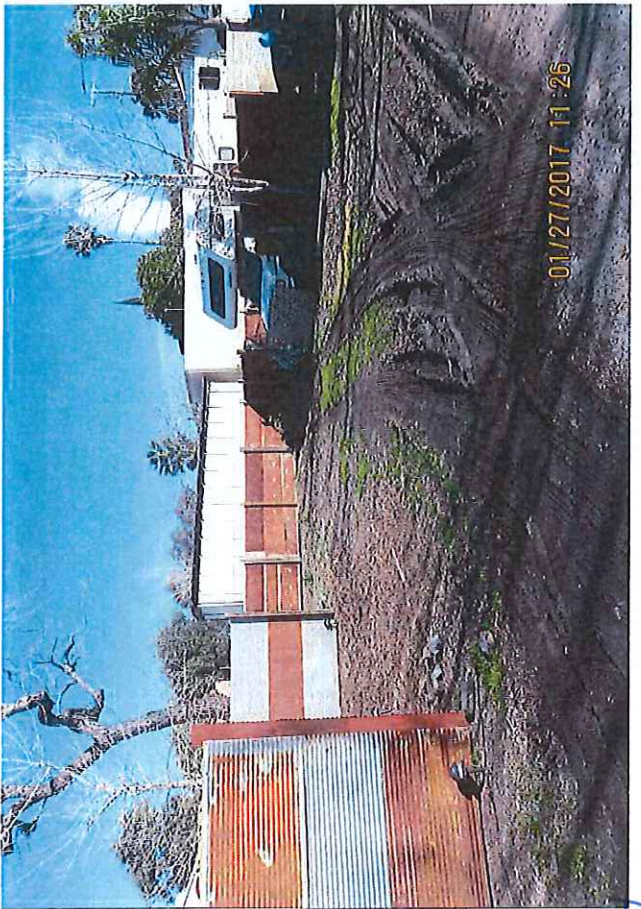
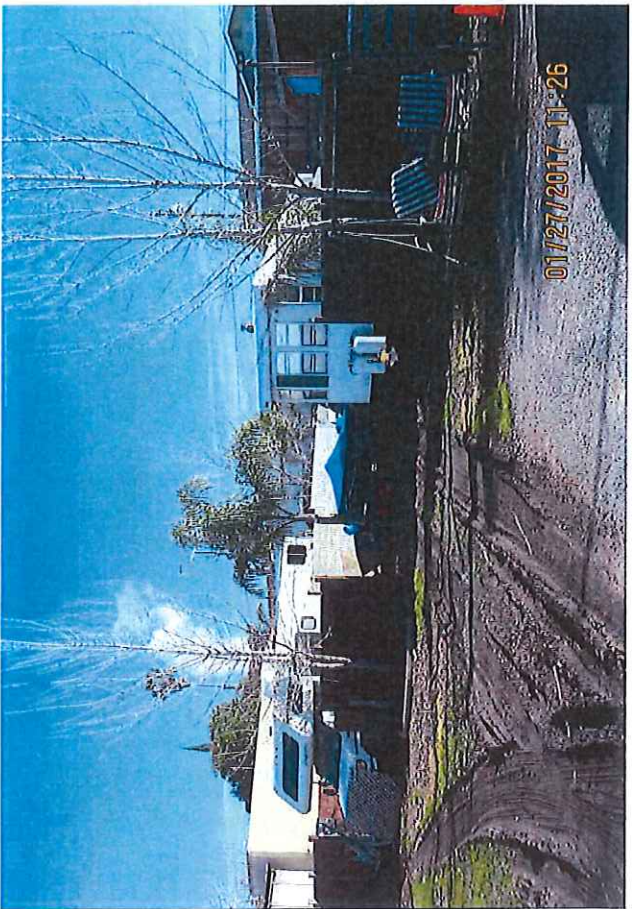
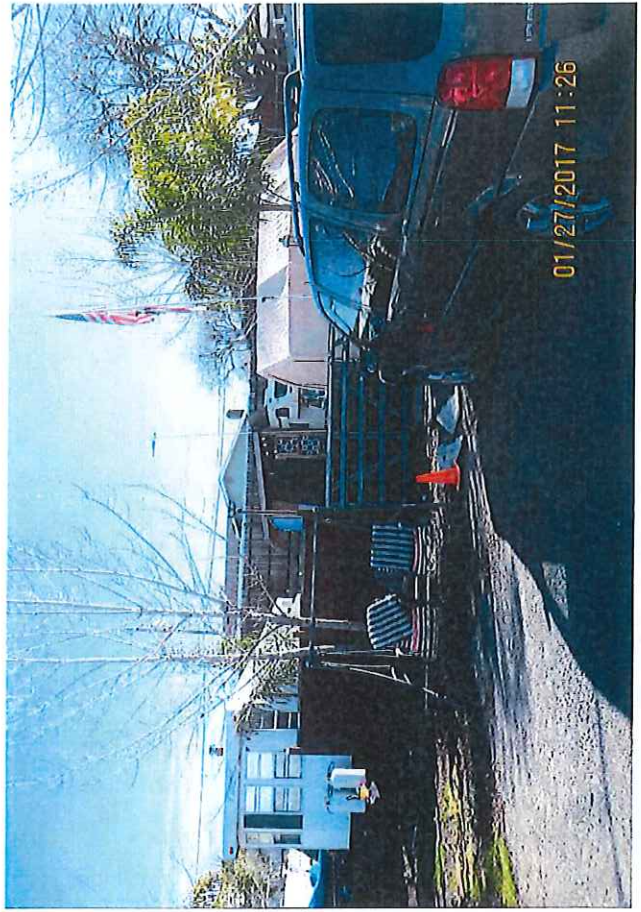
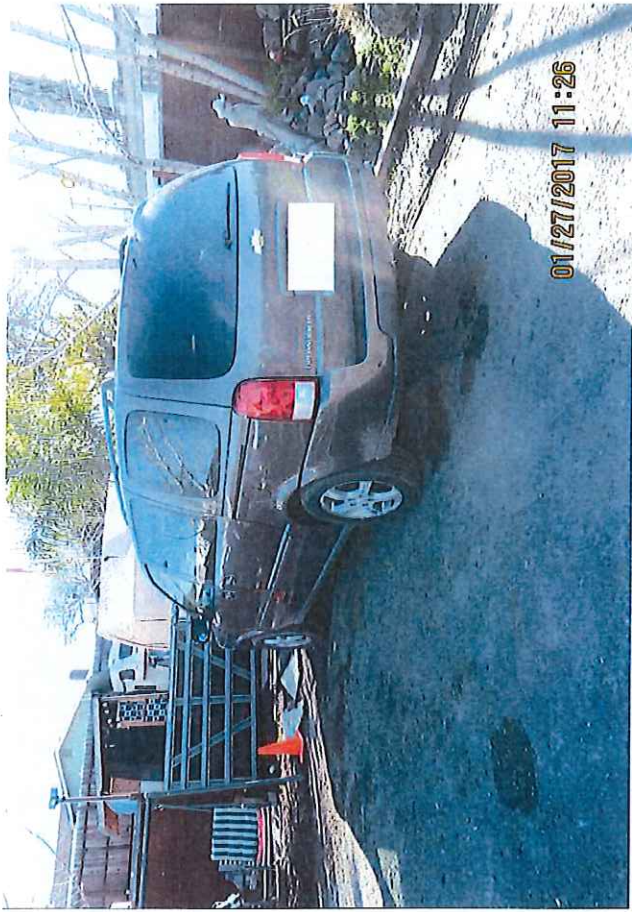
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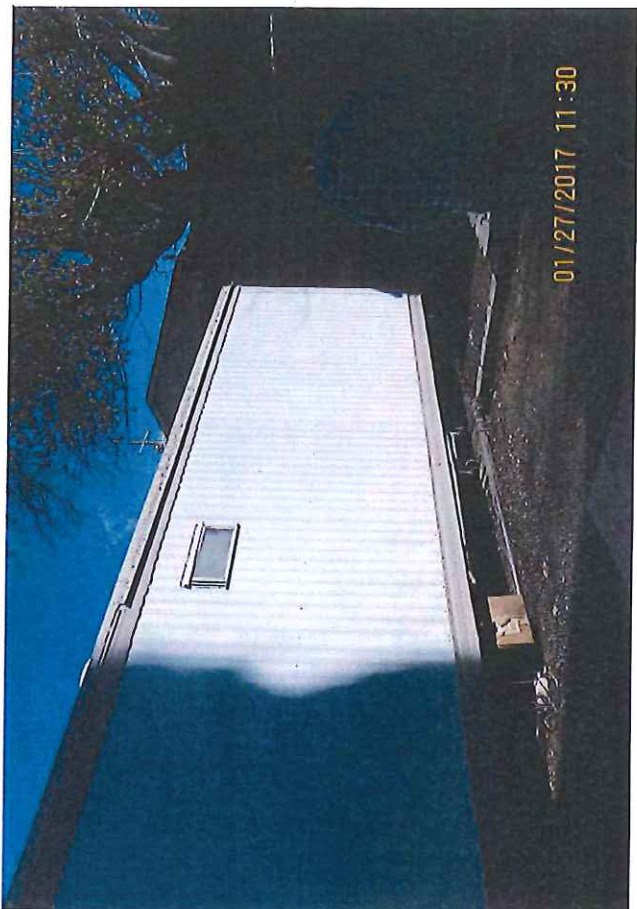
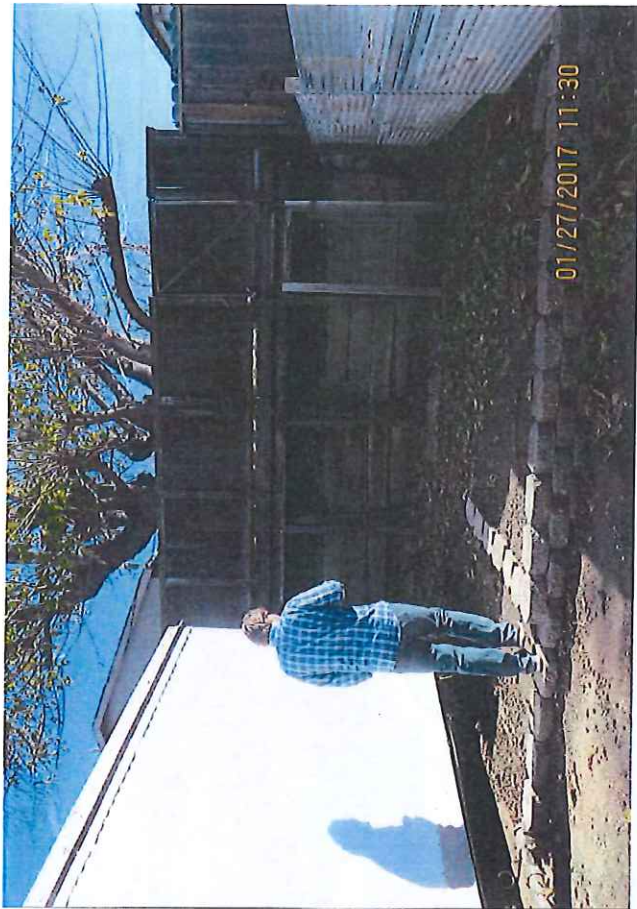
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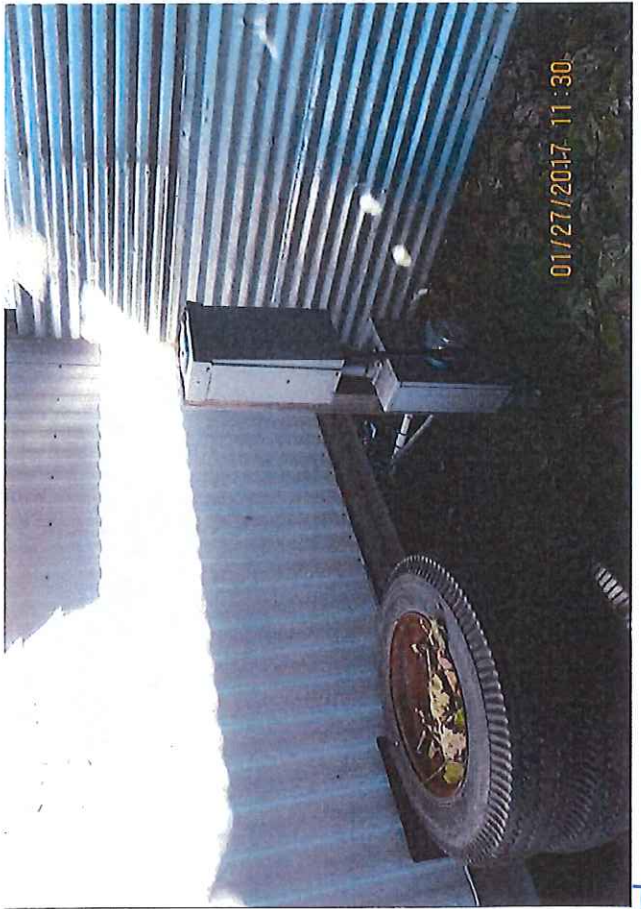
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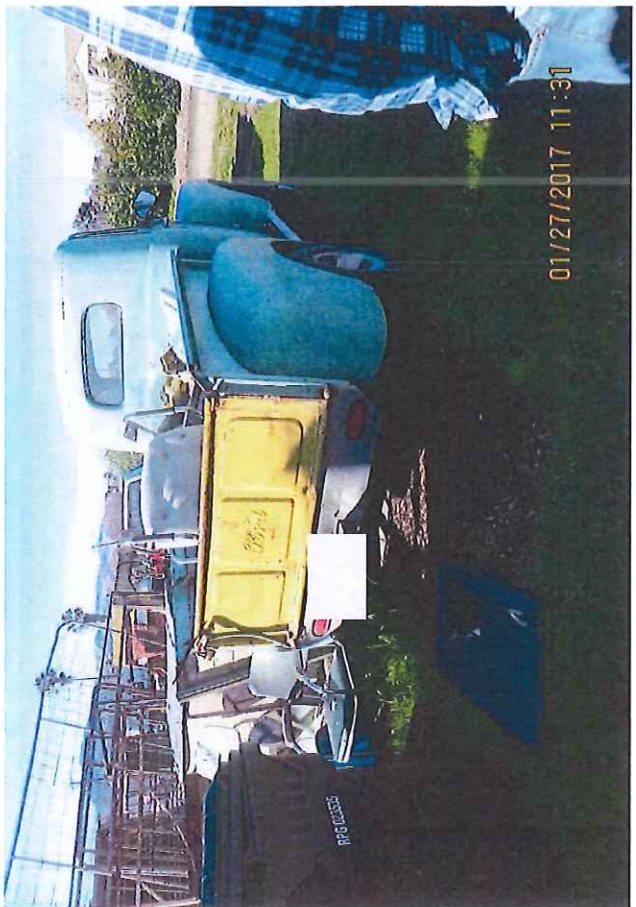




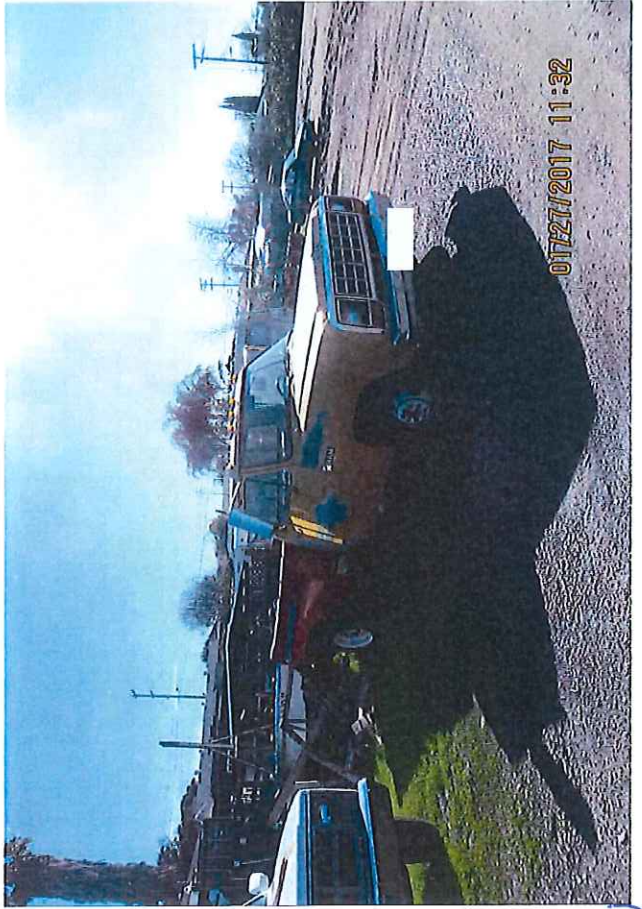
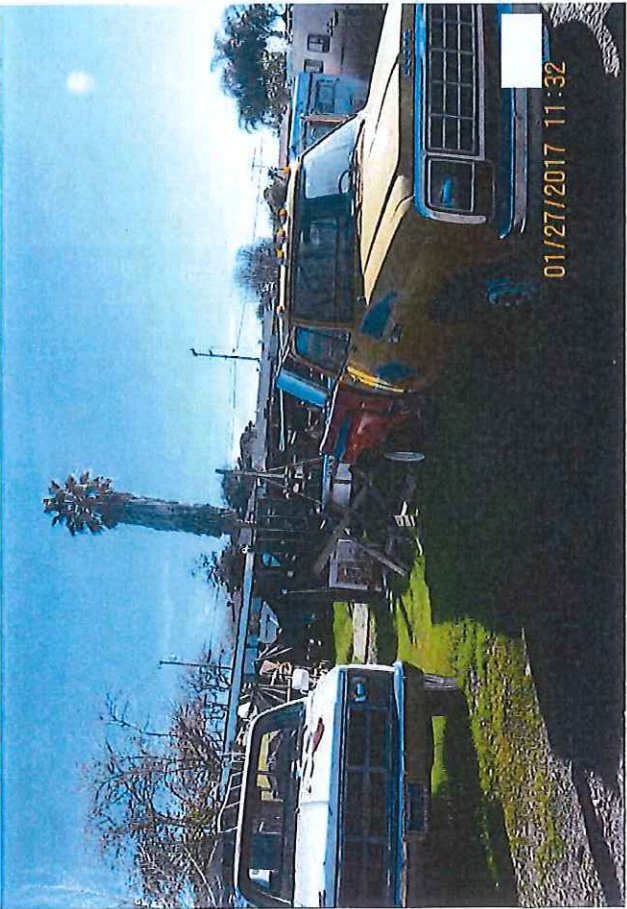
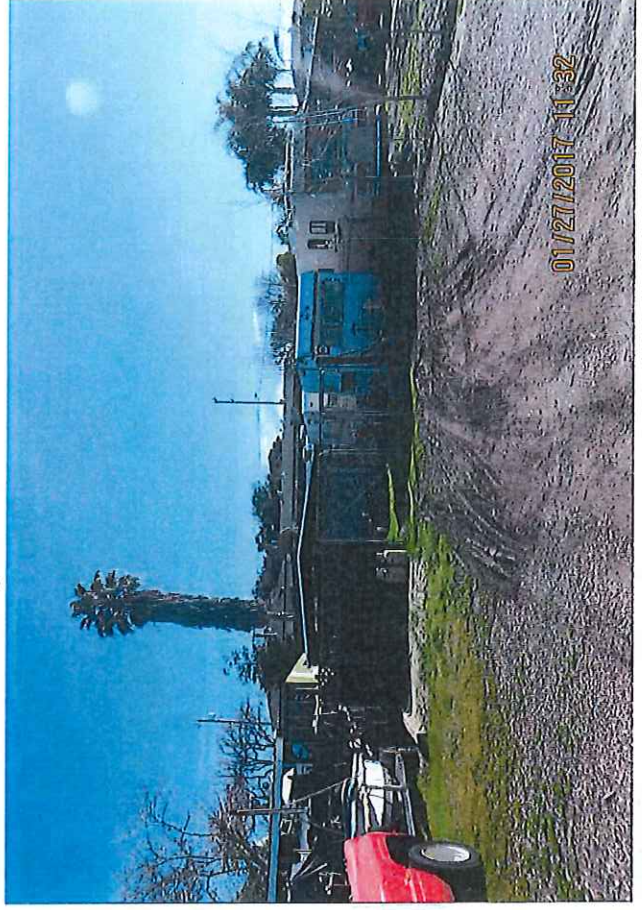


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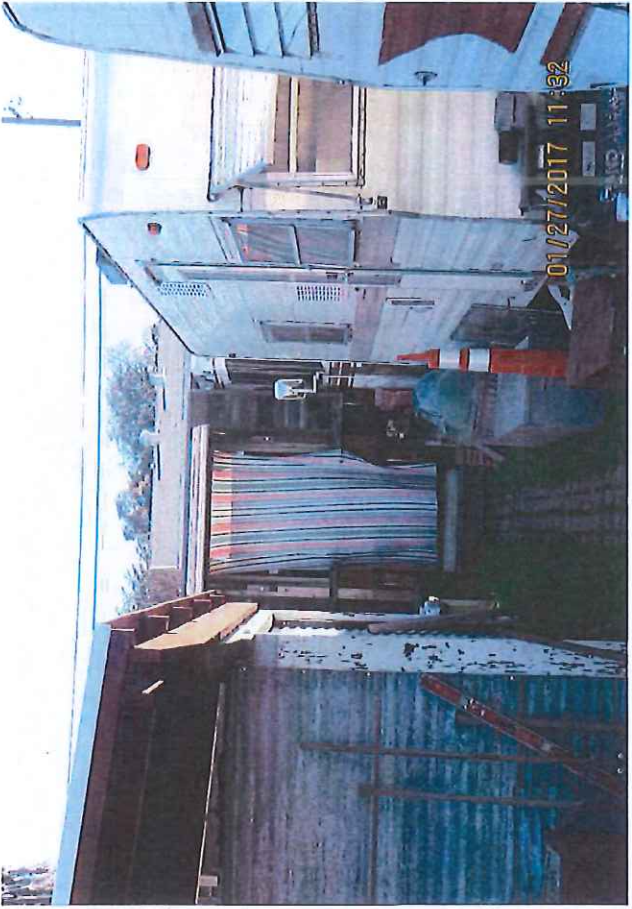
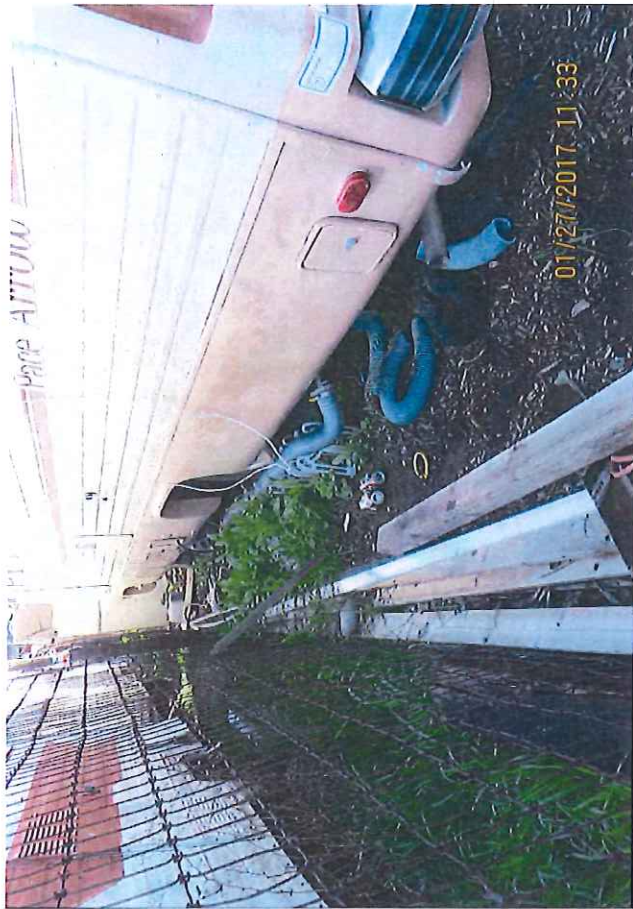
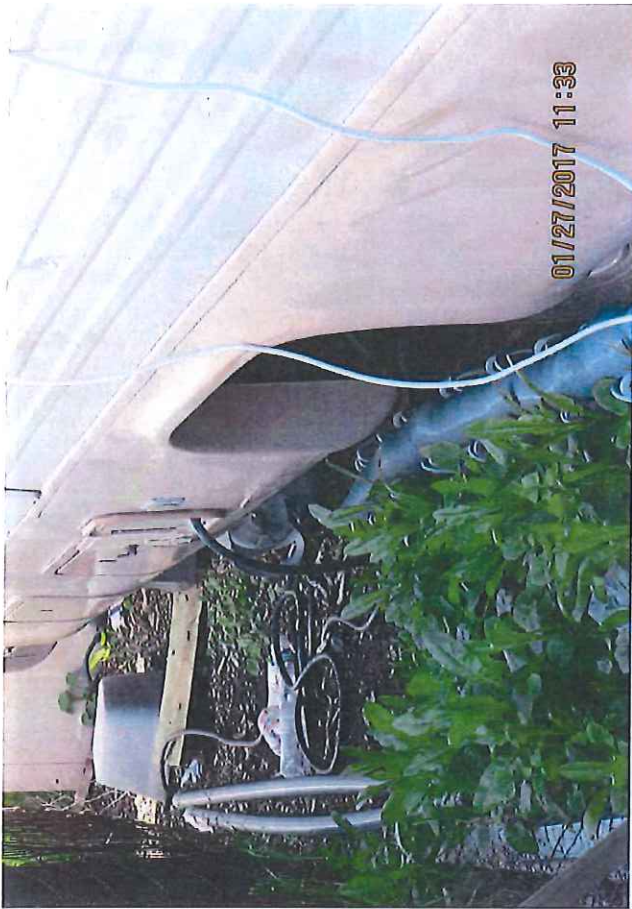




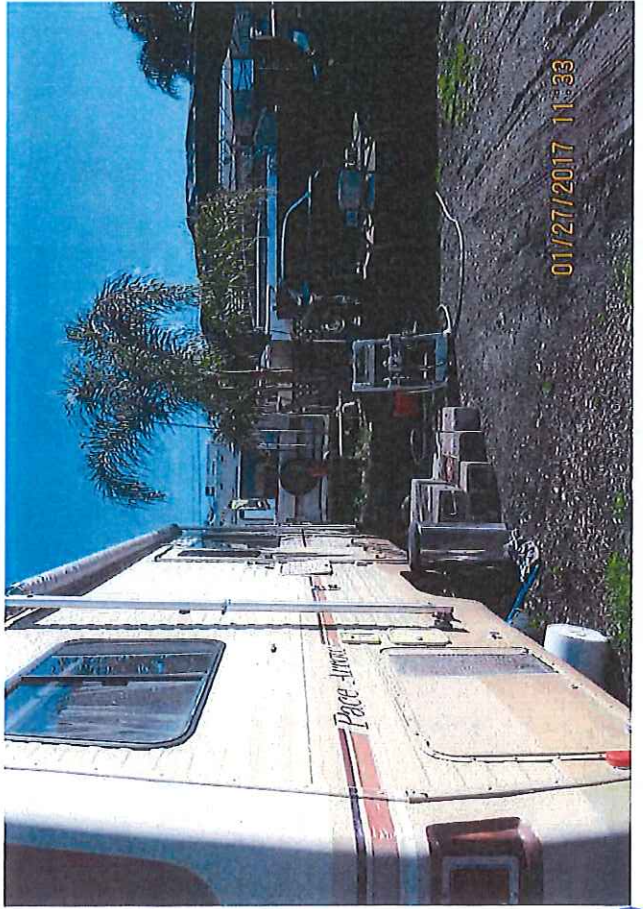
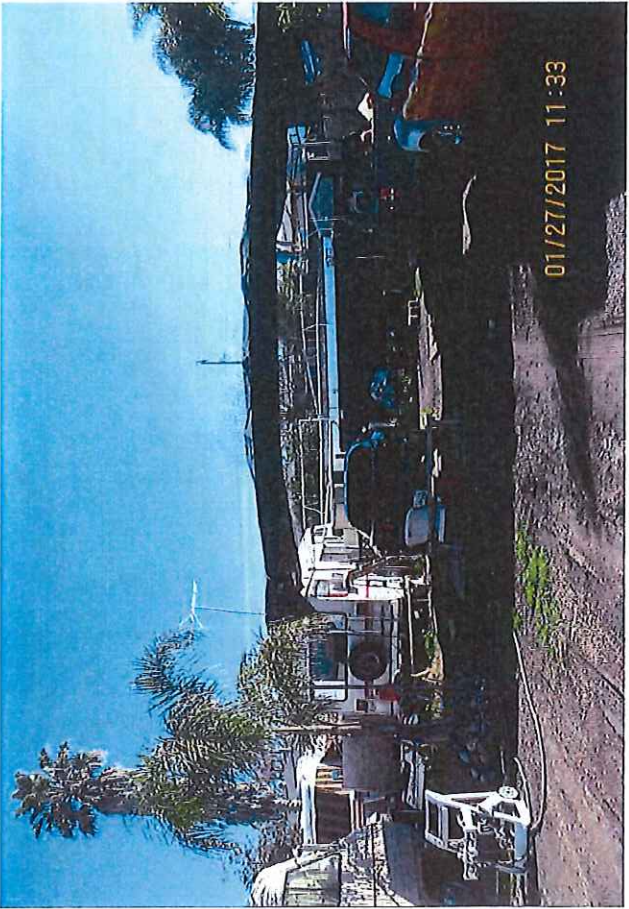
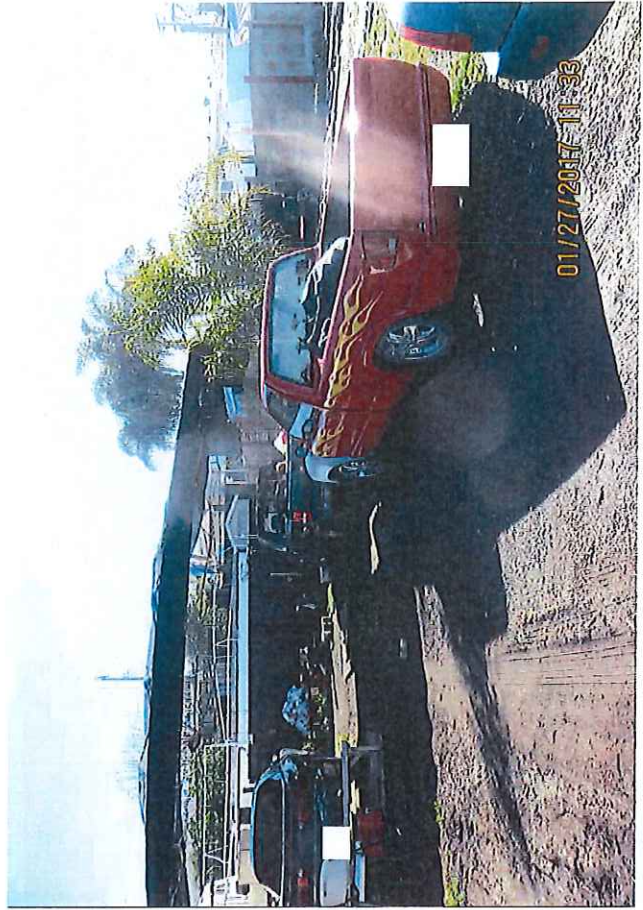
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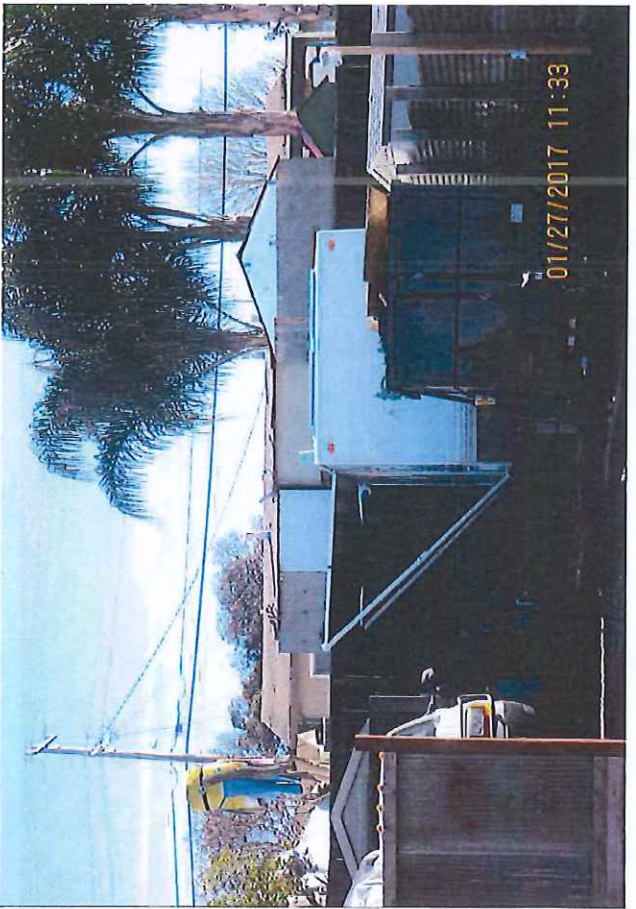
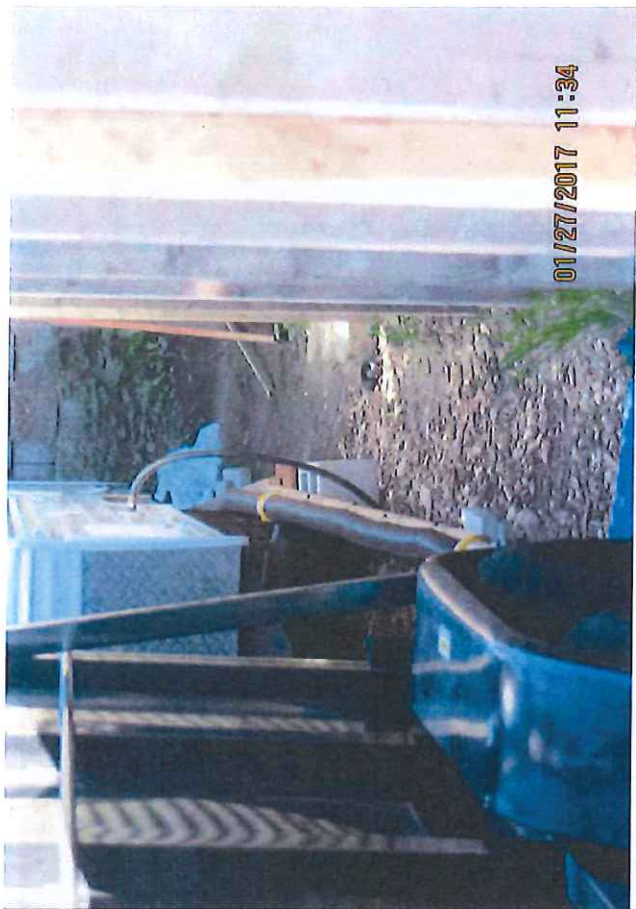
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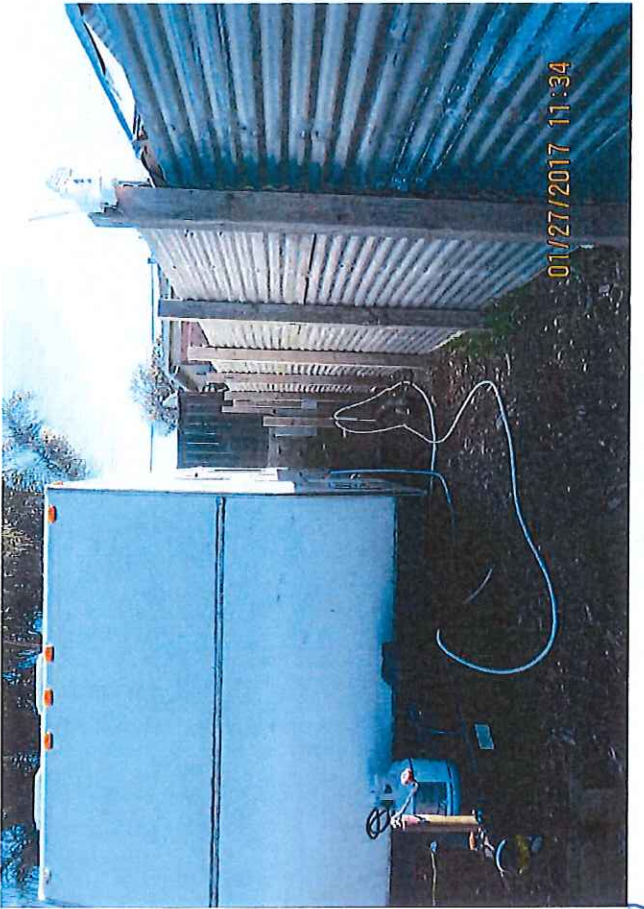
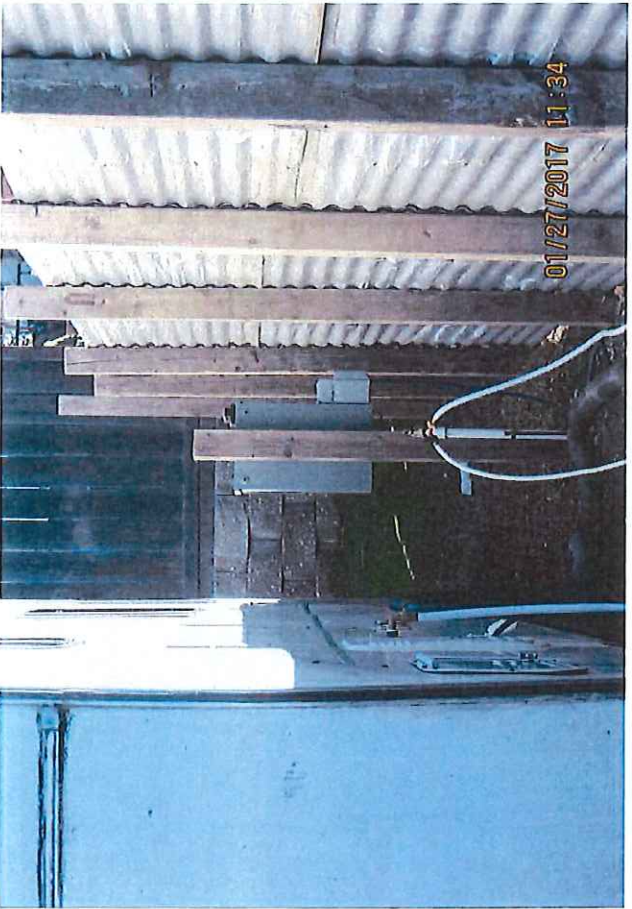
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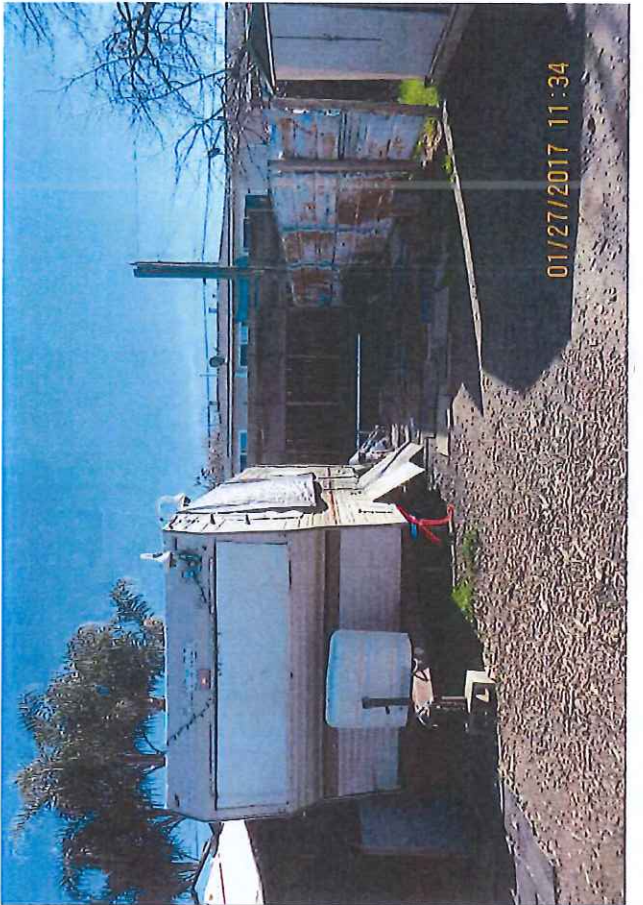
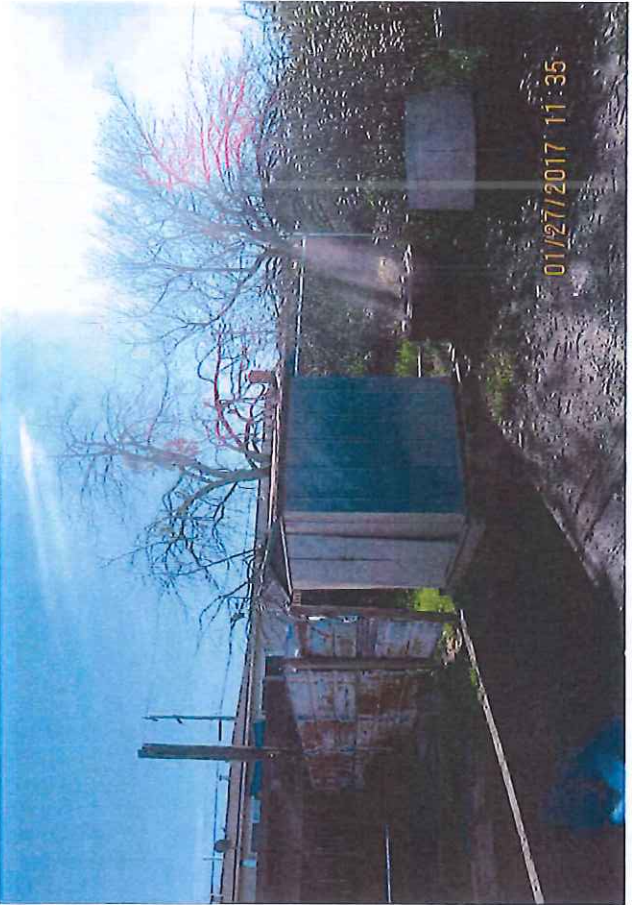
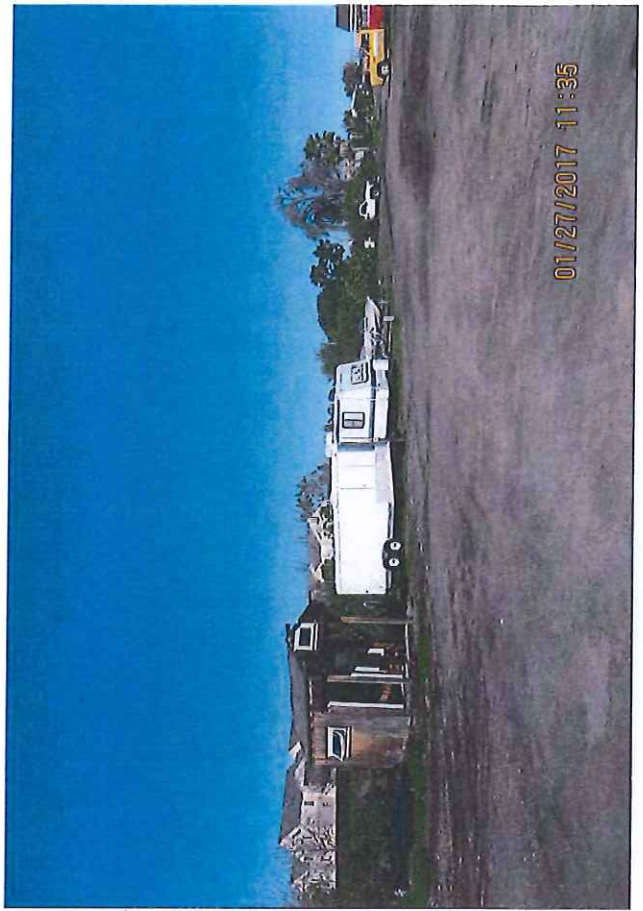
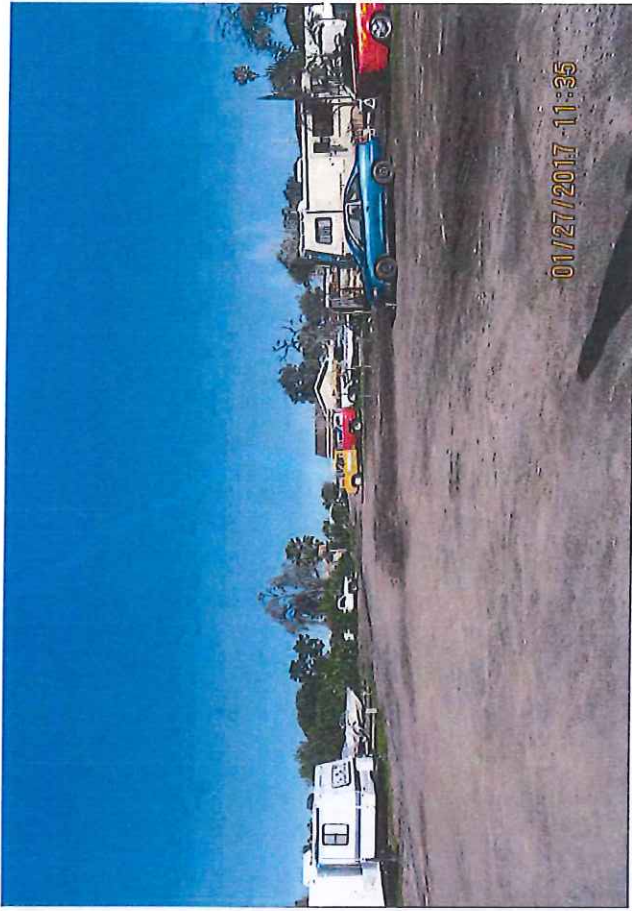
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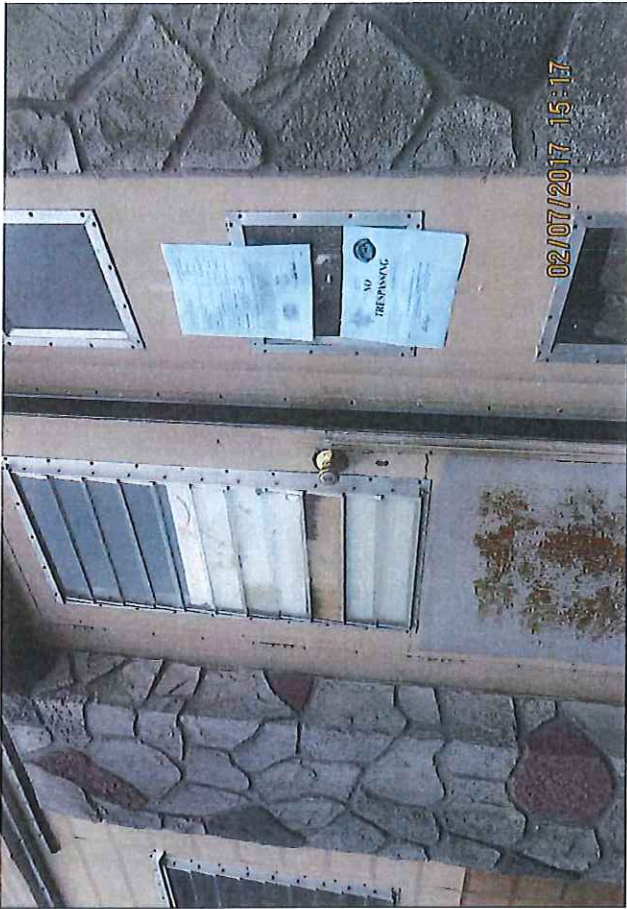
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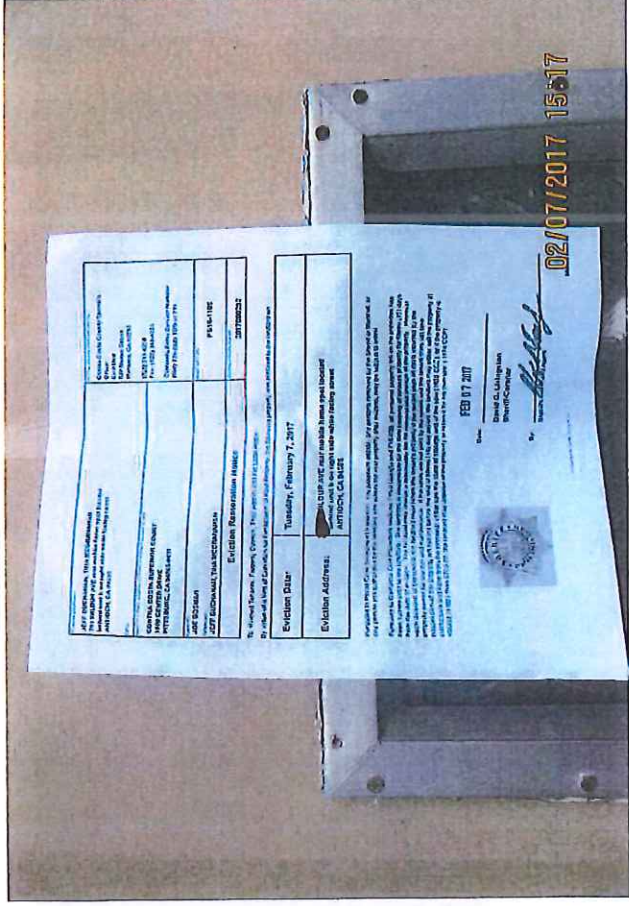
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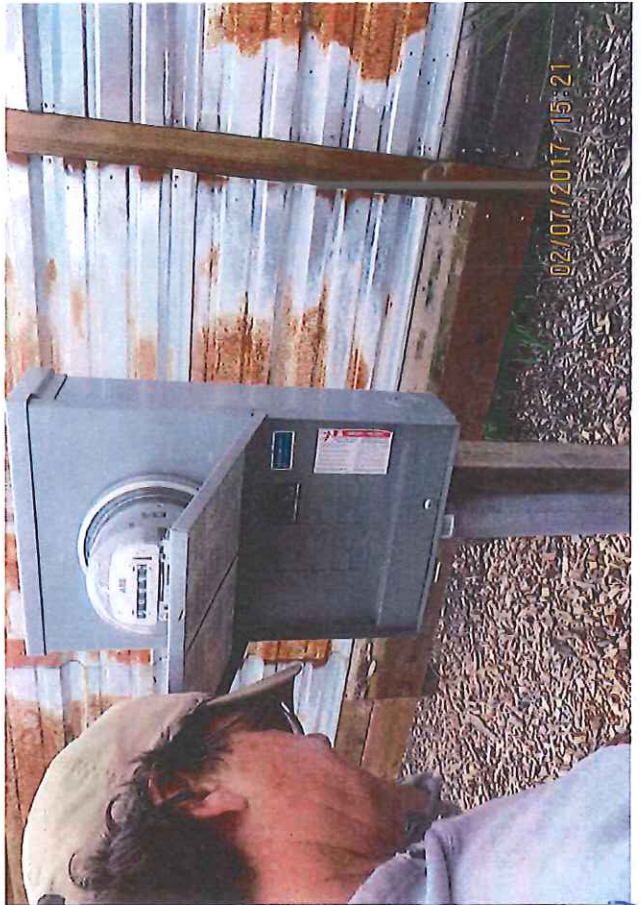
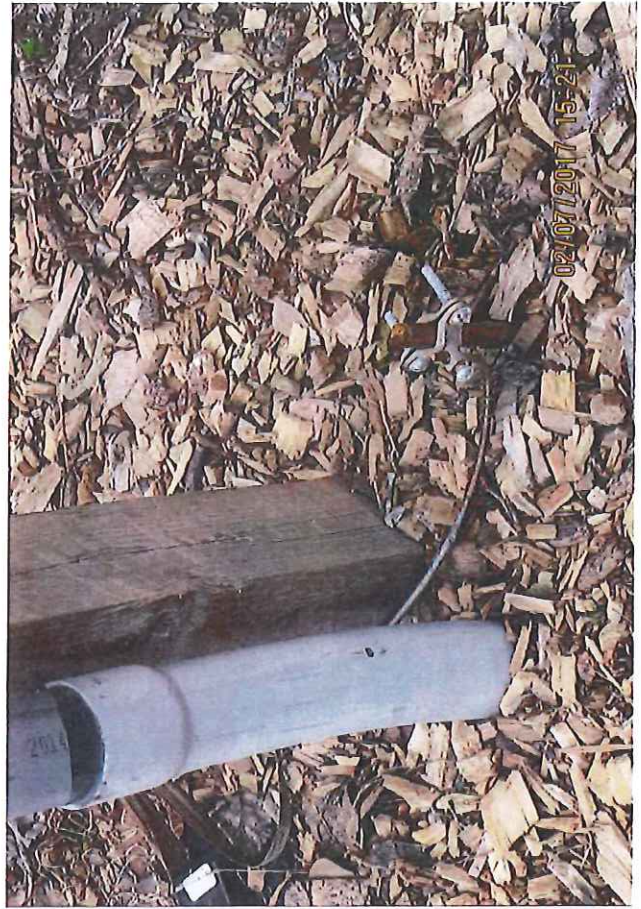
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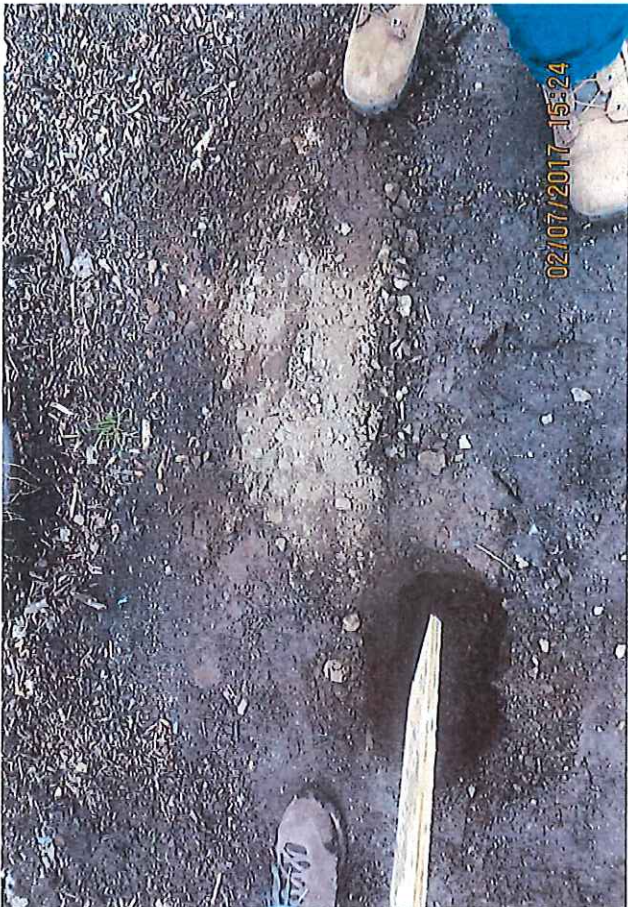
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D49



DSD





D52



NOTICE OF VIOLATION OF ANTIOCH MUNICIPAL CODE AND MAINTAINING PUBLIC NUISANCE IN THE CITY OF ANTIOCH

To: BOSMAN, JOSEPH & DEBRA

Location of property: WILBUR AVE ANTIOCH CA 94509

APN: 065110007

Date of Inspection: 1-30-17

Case #: CD1701-021e

The property listed above has been found to be in violation of the City of Antioch's Municipal Code. The violation(s) marked below require immediate action by the property owner/resident. Failure to correct these violation(s) by the date indicated will result in further actions being taken by the City.

Antioch Municipal Code Sections:

<input type="checkbox"/>	4-16.03 Major automotive repairs in a residential district in public view
<input type="checkbox"/>	5-1.202 (A1 a) Property inadequately maintained (inoperable equipment, junk, rubbish, building materials, and containers) in public view
<input type="checkbox"/>	5-1.202(A2) Premises on which overgrown, dead or decayed trees, weeds or other vegetation pose a risk or harm to public, visual blight
<input type="checkbox"/>	5-1.202(B) Building or structures in a state of disrepair including walls, fences, signs, retaining walls, which are broken, deteriorated
<input type="checkbox"/>	5-1.202(D) Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof including watercrafts
<input checked="" type="checkbox"/>	5-1.202(D)(2) Parking on unimproved surface.
<input type="checkbox"/>	5-1.403 Property owner shall not permit property that has been defaced with graffiti to remain
<input checked="" type="checkbox"/>	6-1.02 Building permits required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, occupy or maintain
<input type="checkbox"/>	9-5.1210 Tree branches shall be trimmed at least 7 feet over the sidewalk and 14 feet over the street
<input checked="" type="checkbox"/>	9-5.3830 It shall be unlawful to maintain any recreation vehicle as a temporary or permanent residence upon a lot or parcel of land within the city
<input type="checkbox"/>	5-1.202(c)(1) Abandoned/unsecured or partially constructed buildings.
<input type="checkbox"/>	7-2.623 No encroachment of any nature shall be permitted within the public right-of-way.
<input type="checkbox"/>	Other:
<input type="checkbox"/>	Other:

Required Corrections: Within 10 calendar days from the date of this notice, you must correct the violation(s) (checked off above) or file an appeal with the office of the City Clerk. If you fail to do so, there will be a \$150.00 re-inspection fee in addition, the City may issue Administrative Citations, which carry fines that range from \$100.00 to \$1,000.00 per violation for every day the violation(s) are permitted to remain and/or take other actions to compel your compliance.

We will be conducting our follow up inspection at the end of the above deadline to confirm your compliance. Thank you in advance for your cooperation in abating these violation(s). If you have any questions, you may contact me at number indicated below during regular business hours.

Notes: REMOVE ALL RECREATIONAL VEHICLES; RV'S, BOATS, TRAILERS CARS & TRUCKS FROM UNIMPROVED SURFACE. CONTACT ANTIOCH BUILDING DEPARTMENT TO OBTAIN ELECTRICAL PERMIT FOR ELECTRICAL PANELS ADDED TO PROPERTY.

The property owner is responsible for all costs associated with the abatement of this nuisance including, inspection fees, hearing costs, and any costs incurred by the City if forced to abate this nuisance.

Correct Violation(s) by: SEE SECOND SHEET Request building permit(s) by: _____

Officer: J. SIDIE

Phone: 925-779-1039

Date: 1-30-17

White - File / Yellow - Owner / Pink

CONTINUATION OF NOTICE

LOCATION OF PROPERTY: ██████████ WILBUR AVE ANTIOCH CA 94509

APN: 015110007 Date of Inspection: 1-30-17 Case# 00001-026

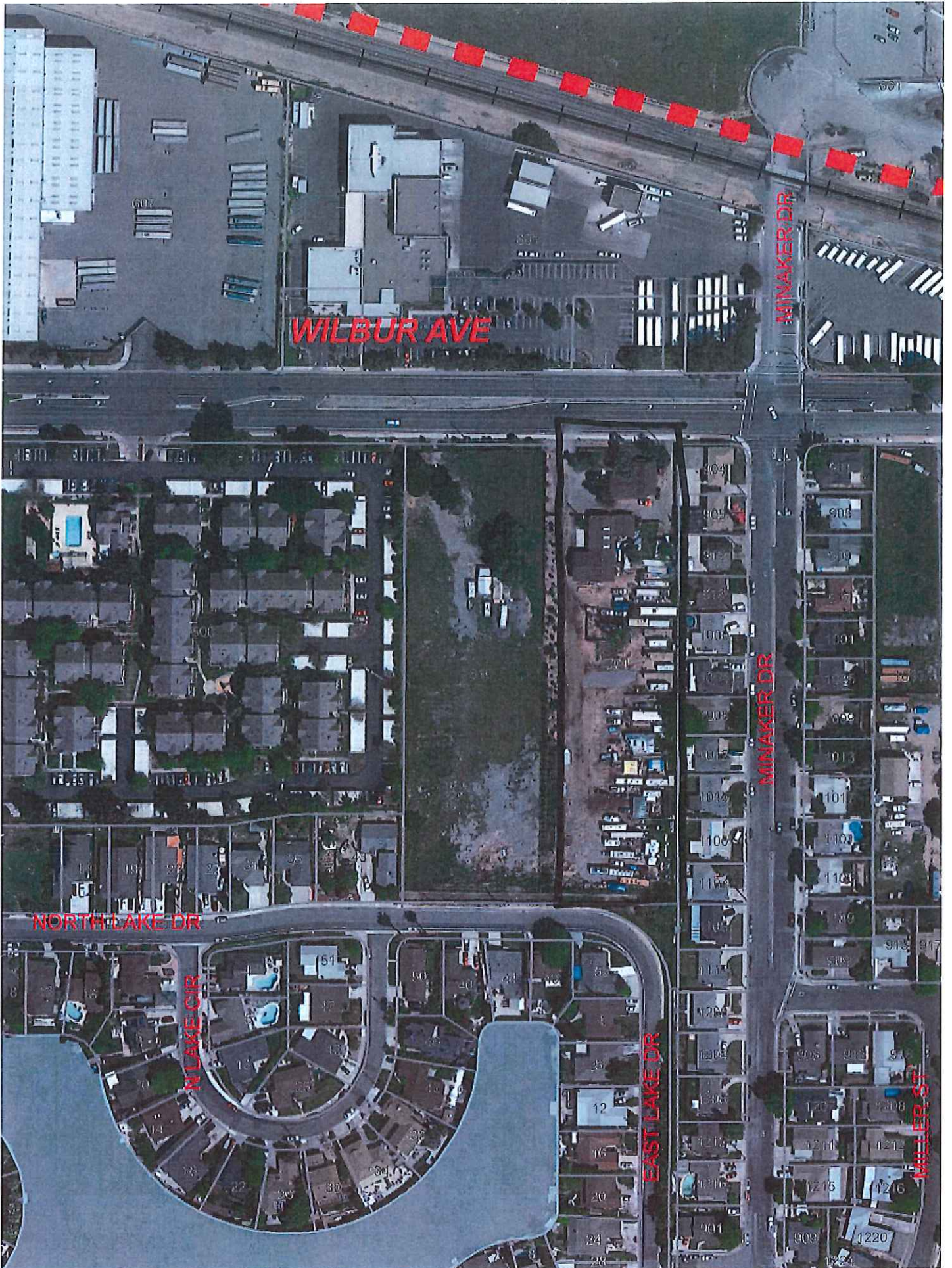
HAVE BUILDINGS INSPECTOR INSPECT SEWER LINE.
CONTACT ANTIOCH PLANNING DEPARTMENT TO OBTAIN
A USE PERMIT FOR THIRD UNIT IN ██████ A, ██████ B
AND ██████ C OR CONVERT THIRD UNIT IN A BACK
TO ORIGINAL USE, CONVERT B BACK INTO STORAGE
AND C BACK INTO WORK SHOP. IT SHALL
BE UNLAWFUL TO MAINTAIN ANY RECREATIONAL
VEHICLE AS A TEMPORARY OR PERMANENT RESIDENCE.
REMOVE ALL EVIDENCE RV'S BEING USED AS
TEMPORARY OR PERMANENT RESIDENCE.

CONTACT BUILDINGS & PLANNING BLDG TO OBTAIN PERMITS
BY: 2-10-17

REMOVE ALL RV'S AND VEHICLES FROM UNIMPROVED
SURFACE BY: 3-1-17

REMOVE RV'S AS TEMPORARY OR PERMANENT RESIDENCE
BY: 3-1-17

Officer: J. SIDIE Phone: 025-774-6139 Date: 1-30-17



Property Detail

Contra Costa, CA GUS KRAMER, ASSESSOR

Parcel # (APN): 065-110-007-5 Use Description: RESID. MULTIPLE FAMILY
 Parcel Status:
 Owner Name: BOSMAN JOSEPH & DEBRA
 Mailing Address: [REDACTED] SAN JUAN OAKS RD BRENTWOOD CA 94513-4635
 Situs Address: [REDACTED] WILBUR AVE ANTIOCH CA 94509-7536 R001
 Legal
 Description: IN NE QR SEC 19 T2N R2E 2.500 AC

ASSESSMENT

Total Value: \$456,938	Use Code: 24	Zoning:
Land Value: \$255,765	Tax Rate Area: 001086	Census Tract: 3060.04/1
Impr Value: \$201,173	Year Assd: 2015	Improve Type:
Other Value:	Property Tax:	Price/SqFt: \$128.40
% Improved 44%	Delinquent Yr:	
Exempt Amt:	HO Exempt?: N	

SALES HISTORY

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	02/02/2000			06/29/2005
Recorded Doc #:	21766			237836
Recorded Doc Type:	GRANT DEED			
Transfer Amount:	\$250,000			
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

PROPERTY CHARACTERISTICS

Lot Acres: 2.500	Year Built: 1930	Fireplace:
Lot SqFt: 108,900	Effective Yr: 1930	A/C:
Bldg/Liv Area: 1,947		Heating:
Units:	Total Rooms: 9	Pool:
Buildings:	Bedrooms: 4	
Stories:	Baths (Full): 4	Park Type:
Style:	Baths (Half):	Spaces:
Construct:		Site Infnce:
Quality:	Garage SqFt:	
Building Class:		Timber Preserve:
Condition:		Ag Preserve:
Other Rooms:		

*** The information provided here is deemed reliable, but is not guaranteed.

D56



City of Antioch
Citation Appeal Application

RECEIVED
FEB 09 2017
HUMAN RESOURCES

CITY OF ANTIOCH
ATTN: CITY CLERK
P.O. BOX 5007
ANTIOCH, CA 94531-5007
(925) 779-7009

Date of Citation: 1-30-17 Citation #: CD 1701-026

Name: Joe Bosman

Property Address: [Redacted] Wilbur Ave, Antioch

Mailing Address: [Redacted] San Juan Oaks Rd.
Brentwood, CA 94513

Home Phone: Work Phone:

REASON FOR APPEAL

See Attached Form 2 pages, dated 2-8-2017

Signature: [Signature] Date: 2/9/2017



February 16, 2017

Joe Bosman
[REDACTED] San Juan Oaks Road
Brentwood, CA 94513

RE: Board of Administrative Appeals Hearing
Property Address: [REDACTED] Wilbur Avenue, Antioch
APN NO: 065-110-007
Case NO: CD1701-026

Dear Mr. Bosman,

This is a follow up to your written appeal filed on February 9, 2017, regarding the above-referenced case. We are in receipt of your \$50 Administrative Appeal Fee that was paid on February 15, 2017, as per our City's Master Fee Schedule.

Please be advised your appeal is scheduled for Thursday, April 6, 2017, at 3:00 p.m. in the Council Chambers (across the breezeway from City Hall).

The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date listed above. To view the Agenda information, click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

This case will be heard and a decision rendered by the Board of Administrative Appeals. A General Information sheet is enclosed to answer any questions you may have regarding the appeals.

Thank you.

Sincerely,

CHRISTINA GARCIA
Deputy City Clerk

cc: Code Enforcement

Office of the City Clerk
200 H Street
P. O. Box 5007
Antioch CA 94531-5007
Phone: (925) 779-7009 / Fax: (925) 779-7007

D58

ATTACHMENT E

Joe Bosman

6/1/2017

Administrative Appeals Board

City of Antioch

Re: Case #: CD1701-026

701 Wilbur Avenue

Appeal Board:

I appreciate your time and effort you provide to the City of Antioch. I envision an improved community evolving in Antioch. Thank you for your contribution.

The Staff Report regarding my property is misleading. I would like to explain.

I purchased 701 Wilbur Avenue in early 2000. The property was in desperate need of care. The land had lots of debris, abandoned cars and equipment and general neglect. While less than visually appealing, I could see great potential as a functioning "Work Force" property.

Prior to buying the land, I had the City approve my intent to locate my cabinet shop there. The Planning Director agreed the use was non-conforming and allowed that use to happen. Existing uses continued as well, the property is 3 acres in size.

Other uses included a duplex rental unit, a "ranch hand" four door entry rental unit, RV rental spots, material storage units, and general Engineering uses. The property was originally a vineyard back in 1915.

These uses have continued to varying degrees up to the present time. The property is still representative as a "Work Force" property. My tenants are good people (Veterans, retired, low income) whom do not own homes. Most work and some cannot work, but all are of good character.

The property has been approved by Antioch's City Council for a 126 unit affordable housing project. This effort took 13 years for approval. 26 million will be spent on developing this "Work Force" land. Some legal issues need resolution, however, with the City attorney. This work is on-going and we expect things will be cleared up so that our developer may proceed with the complicated financing portion of this affordable housing project. This may take a year or two.

Meanwhile, below, I have provided you with reasons why the RV use should be allowed to continue. Antioch code allows non-conforming uses to remain provided they are appropriately "Grand Fathered" in. This is the case I propose to you. The property's uses have served the community well over the years and it serves as a last resort housing solution for many.

I have responded to code enforcements reports in red ink and when not enough room exists, I have notes specific to the clarifications explained.

Additionally, I have listed my affirmative defenses for my tenants continued use of their RV's as temporary shelter while they try and improve their situations. Backup documentation is also attached to each respective point made.

Thank you for your careful consideration,

Joe Bosman

Affirmative Defenses

Regarding 5-1.202, Parking on an unimproved Surface:

Antioch's Building Official, Mike Bachio, inspected several sample areas on the property to determine the sub-surfaces. Mr. Bachio concluded all sample areas were acceptable as improved surfaces. Attached as Exhibit #1 are the initials of Mike Bachio stating 4" of gravel is acceptable (dated 2-2-2017) After all, the property was a general engineering yard used to stock pile these type of materials.

Regarding 8-1.02, Violations:

Antioch's City Clerk, Arne Simonsen, has kindly provided records of 11 building permits taken out with the Building Department for projects done on property. Additionally, three Use Permits were applied for at a cost of over \$500,000 to my developers. They include **2016 Delta**

Courtyard Project Use Permit, the 2005 Lakeside Village Family Apartments and the 2007 Wilbur Townhome Residential Allocations. The application process was dysfunctional and indicated to me that the City of Antioch did not want Affordable Housing projects in their city.

Staff has indicated more permits are required for existing work. I have agreed to resolve these issues with the City Manager and the Community Development Director pending this Appeal.

Exhibit #2 contains the 11 permits and two cover sheets for the two Use Permit applications. Exhibits #3 and #4-1 contain the Use Permits for the **Delta Courtyard Projects.**

And third... Regarding 9-5.3830, Recreational Vehicles:

Affirmative Defenses include:

A. Ordinance No. 914-C-S, Section C:

“Any right established prior to the date of the effective code” are protected by this Antioch City Code Section (Exhibit #4-2) The “work force” use of using RV’s to temporarily live in preceded **Ordinance No. 9-5.3830** established on 10-25-1994 (Exhibit 5)

B. Ordinance No. 9-5.3002, Section A:

“A use...deemed to be a non-conforming use... may be continued” per Antioch Zoning Code, Chapter 5 (Exhibit #6)

C. Legal Non-Conforming Uses per Antioch Web Page:

“Must a Legal Non-Conforming Use be abandoned or altered to meet current regulations... No” (Exhibit #7)

D. Multi Family Zoning and Non-Conforming Use Established:

Antioch’s Community Development Director and City Attorney were kind enough in 1999 to acknowledge the “non-conforming” uses on the property. (Exhibit #8)

E. Pictures of the Existing 4-plex Ranch Hand House:

These photos establish that this property historically (1930’s?) was used as “work force” housing and transient in nature for the workers. Four separate doors exist for entry to this residential sleep shelter. This building does have a kitchen and shower with its own PGE meter (Unit B)

Exhibit #9 shows the 4-plexes East, West and North Elevations with entry doors. Additional photo shows 1980 Historical Society photo of property. A PGE bill establishes utilities.

F. Redevelopment Plan for Redevelopment Project 4, as amended by Amendment No. 1 June 1990:

This document on file and provided by the City Clerk, Mr. Arne Simonson, is a cloud on Title for the 701 Wilbur Avenue property. It is a legal contract with the Redevelopment Agency of Antioch. It is very specific in nature and should take precedence over other general codes etc...

Page 11, item 4 ...”Conforming owners will be permitted to remain, provided such owner continues to operate, use and maintain the real property”

Page 18, “non-conforming” uses may remain...

Page 3, Item 6, notes extension of preferences of “tenants desiring to remain”

Duration of Plan is for “30 years”

(Exhibit 10 is Agreement and encumbered title)

G. Grant Deeds establishing ownerships of Smith (1985) and Bosman (2000)

The Grant Deeds establish time frames for ownership and uses...

F. Notarized Letter from retired chief Antioch Building Inspector Mr. Griebeling:

From 1999-2006, establishes uses on property. Uses include residential work force housing, tenants living in RVs, storage of Vehicles, industrial uses (Exhibit 12)

G. VIPS member letter of character, Antioch Police Department:

Mr. Everard served Antioch’s VIPS program and is familiar with the 701 Wilbur property... (Exhibit 13)

H. Letter filed with Antioch’s Police Chief stating control of adjacent property (810 Wilbur) for me to maintain.

I would propose my efforts are an asset to the City, not a detriment as I have been portrayed (Exhibit 14)

I. PGE Bills establishing 3 Ea. Utility services at 701 Wilbur Avenue.

(Exhibit 15)

J. Photos of Property at various dates...

(Exhibit 16)

K. RV use as residency at 701 Wilbur Ave. has occurred for many years without the intervention of previous code enforcement teams... Ryan

Graham's team. Is this team knowledgeable of the Redelopment District and the local history?

L. The City of Antioch has systematically denied Affordable Housing for its near homeless and homeless population:

- The City denied a Use Permit for a 69 unit affordable housing project Lakeside Family Apartments in 2005 (UP-05-02)

- The City is attempting to add CFD fees to the approved Delta Courtyard Project rendering the affordable housing project financially infeasible.

- The City was required to rezone this property and others to allow "By Right" zoning by the State of California to meet Housing Element requirements for affordable housing. Yet the City denied UP-05-02 in 2005.

- The City is denying near homeless citizens "last resort shelter" by condoning Code Enforcement's effort to evict people living in RV's.

Thank you for your consideration of the above defenses. I appreciate Code Enforcements goals; however, it's my feeling their efforts should be balanced with the checks, balances and priorities established by our policy makers.

Joe Bosman

701 Wilbur Ave. Antioch

**STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL
FOR CONSIDERATION AT THE HEARING ON May 4, 2017**

PREPARED BY: Justine Sidie, Code Enforcement Officer

PREPARED FOR: Administrative Board of Appeals

APPROVED BY: Curt Michael, Code Enforcement Manager

DATE: April 25, 2017

SUBJECT: Case No. CD1701-026
Wilbur Ave.
Violation of Antioch Municipal Codes:
§5-1.202(D)(2), §9-5.3830, §8-1.02

REQUEST:

Joseph Bosman has requested a hearing to appeal a Notice of Violation issued on January 30, 2017, for the following violations of the Antioch Municipal Code:

§5-1.202 SPECIFIC NUISANCES PROHIBITED.

Parking or storage of motor vehicles or other mobile equipment in any area not designated as a parking space on the approved site plan or on any unpaved surface including, but not limited to, dirt, grass or any other surface that is not concrete or a similar paving material.

§ 8-1.02 VIOLATIONS.

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the Code. Penalties may include citation and/or doubling of original permit fees.

§9-5.3830 RECREATIONAL VEHICLES.

It shall be unlawful for any person to keep or maintain or to permit to be placed, kept, or main-tained any recreational vehicle as a temporary or permanent residence upon any lot, piece, or parcel of land within the city other than within an established recreational vehicle park.

2A.WEB
05-04-17

E7

BACKGROUND INFORMATION:

On 1-11-2017, the Code Enforcement Department received a complaint for multiple recreational vehicles at Wilbur Avenue being used as permanent and/or temporary residence.

See Comment #1:

On 1-13-2017 I went to the property and attempted contact with Mr. Bosman. I also attempted contact at multiple buildings on the property including a residential building, a brick and mortar building and a workshop. I made contact with a female at the workshop who stated that she did not know anything about the RV's located to the rear of the property and provided me with Mr. Bosman's phone number.

On 1-18-2017 I met with the City of Antioch Planning Department who told me that the Antioch Municipal Code prohibits people living in RV's and that Mr. Bosman is only allowed to have two residential units on the property, which is the duplex located on the front of the property.

See Comment #2

On 1-26-2017, I returned to the property with Code Enforcement Manager Curt Michael to contact the occupants of the buildings on the property. I started at the building located on the front of the property. City records show this building is a duplex. I knocked on the West side entry door of the duplex and was able to make contact with an occupant. This occupant told me that there are three separate residential units in this building addressed "A" and that there are two other buildings on the property labeled "B" and "C". I then knocked on a second entry door located on the North side of the duplex. There was no answer. I then knocked on a third entry door located on the South side of the duplex and was able to make contact with an occupant. This occupant told me that there are four separate residential units in this building. I attempted knocked on a fourth entry door located on the south side of the duplex. There was no answer.

The Front unit has three rentals, not four. The fourth door is a utility door.

Next, I knocked on the door of the building labeled "B". There was no response. Finally, I knocked on the door of the building labeled "C". City records show this building is approved to be used as a work shop. There was no response. While on scene I saw 12 electrical meters in plain view of each of the building's front doors. There are two electrical meters located on the building addressed "A". There is one electrical meter located on the building labeled "B". Six electrical meters are located on the building labeled "C". I saw one electrical meter that is actively supplying power to a recreational vehicle. There are two electrical meters along the West side of the property that are used as recreational vehicle connections but, at the time of inspection, they were not supplying power to anything. I attempted to contact the property owner Mr. Joseph Bosman via phone. I left a message requesting contact to discuss the condition of his property.

See Comment # 3

On 1-27-2017 I conducted another property inspection with Code Enforcement Manager Curt Michael, Building Inspector Mike Boccio, and property owner Joseph Bosman. Mr. Bosman provided historical documents related to the property, historical photos of the property, and an eviction notice for a tenant living at the property. I advised Mr. Bosman that the Code Enforcement Department received a complaint for people living in multiple

recreational vehicles on the property. I told Mr. Bosman that when I was at the property yesterday, I saw multiple electrical meters around the property which were installed without the proper permits.

Why aren't these historical documents submitted part of this report?

Mr. Bosman stated that the building addressed as A has three separate residential units inside the building. Building Inspector Mike Boccio advised Mr. Bosman that the City only approved that building to be used as a duplex. Mike Boccio told Mr. Bosman that he is required to convert the building back to a duplex and to contact the building department for an interior inspection.

See Comment #4

Mr. Bosman stated that B has been used as a residence for many years and that the building has a full bathroom and kitchen. Mike Boccio advised Mr. Bosman that the building was not permitted to have a bathroom or kitchen inside. When asked, Mr. Bosman did not grant access to the inside of this building.

The building is permitted and I need permission to enter tenant's space.

Mr. Bosman allowed access into the approved workshop building addressed C. Mr. Bosman stated that he was installing additional walls inside the shop and that he may convert a portion of the workshop into additional residential units. A check of city building permits found that Mr. Bosman has a permit to construct the walls. As we continued the interior inspection of C, we found an unpermitted residential unit constructed on the South end of the workshop. Mr. Bosman did not grant access to the inside of this living unit and it was inspected from the exterior only. Mr. Bosman stated that the unpermitted residential unit is a single unit with a second story for storage.

Law requires proper notification to enter. Building department permits exist...

Mr. Bosman allowed an inspection of the rear of the property where I saw several trailers and recreational vehicles stored on an unimproved surface on the East side of the property. Mr. Bosman stated that there are 15 occupied recreational vehicles on the property. Mr. Bosman told me that each recreational vehicle has its own electrical meter and sewer line, and that he collects \$550 a month in rent for each recreational vehicle on the property. In addition to the recreational vehicles stored on an unimproved surface, I saw several automobiles and boats on the rear of the property parked on an unimproved surface. I also saw several inoperable vehicles stored on the property, out of public view. I advised Mr. Bosman that I will research all approved uses for the property and issue a Notice of Violation for any condition that is not approved.

On 1-30-2017, I made contact with Mr. Bosman at the property and issued a Notice of Violation. I explained the violations found during the inspection on January 27, and told him that he will have to contact the building department to obtain an electrical permit for all the electrical meters, and have the sewer inspected. I also told him that if he wanted to keep the third unpermitted residential unit in A, the unpermitted residential unit in B, and the unpermitted residential portion of C, he would have to contact the City of Antioch Planning Department and apply for a use permit. If not, then he would have to restore them all to their original use. I also told him that recreational vehicles cannot be used as a temporary or permanent residence in the City of Antioch and he would have to remove all of the recreational vehicles, boats and automobiles from the unimproved surface. Mr.

Bosman was provided 10 days to contact the Building Department and 30 days to have the recreational vehicles removed.

On 2-1-2017, I met with Mr. Bosman, Planning Manager Alexis Morris and Code Enforcement Manager Curt Michael at City Hall to discuss the violations on the property. Mr. Bosman was informed by Alexis that he was not allowed to have more than two residential units on the property, which is the front unit that is supposed to be a duplex. Alexis told Mr. Bosman that he would have to remove the unpermitted third residential unit from A, remove the unpermitted residential unit from B, and remove the unpermitted residential portion of C. He was also told that he is not allowed to operate a RV park in Antioch or allow any recreational vehicle to be used as a temporary or permanent residence.

See Comment #5

On 2-7-2017, Curt Michael, Mike Boccio, Joseph Bosman and I met at the property to inspect the unpermitted sewer and electrical work. Mike Boccio told Mr. Bosman that he will not issue a permit to keep the unpermitted work due to the fact that he was not allowed to have the additional units or the recreational vehicles on the property. Mike Boccio advised Mr. Bosman that when the recreational vehicles and unpermitted units have been removed from the property, the additional electrical and sewer lines will have to be removed. During the inspection, Mr. Bosman dug up multiple spots on the property to show that the recreational vehicles, boats and automobiles on the property are parked on an improved surface.

5-1.202(D)(2) Resolved...

On 3-28-2017 Mr. Bosman requested to reschedule his appeal hearing. Mr. Bosman was provided with a new appeal hearing on May 4, 2017

RECOMMENDATION:

Recommendation to uphold the Notice of Violation issued to Joseph Bosman for violations of the Antioch Municipal Code 9-5.3830

Please note attached arguments for AMC 9-5.3830

Joe Bosman

Re: 701 Wilbur Avenue, Antioch, Ca. 94509

Case No. CD1701-026

Re: Comments to Staff Report Dated April 25, 2017

To: Administrative Board of Appeals

Board Members:

Below are my clarifications regarding the Staff Report dated April 25, 2017

Each comment ties back to the attached comments I have made on the staff report.

Comments

Comment #1:

The person whom filed the complaint and started the Code Enforcements action was evicted from 701 Wilbur Avenue. Many of the photos in this report are pictures of the tenant's possessions. I would propose Code Enforcement and myself have a common goal here... removing blight. This report does not differentiate this important distinction. In fact, it is misleading.

The tenant evicted lived on the property in an RV when purchased in early 2000.

Comment #2:

Antioch Planning Department did not provide concise information to Code enforcement...

1. RV use, commercial and work force housing use has existed on this property prior to passage of **Antioch Municipal Code 9-5.3830 (Ord.897-C-S) passed 10-25-1994.**
Additionally, Non-conforming uses are allowed under **Antioch Municipal Code 9-5.3002 (A)**
2. There are, in fact, more than two legally permitted residential units on this property. Three PGE meters exist (see attached billings) A duplex, a boarding house with 4 rooms (the CMU Building) and the shop building have existed for what I estimate is 70 years. Please note historical photos.
3. A recorded Deed is on Title of 701 Wilbur Avenue detailing property rights, **(Redevelopment Plan For Redevelopment Project 4 As Amended By Amendment No. 1)** 701 Wilbur property participated in this agreement and is within the 254.8 acre project boundary. This agreement is for 30 years, starting in June of 1990. This is a binding agreement with the Redevelopment Agency that specifies "Interim and Non-conforming uses" allowed to remain with "conforming "owners. Interim and non-conforming uses may remain... Please note attached agreement.

Comment #3:

A Building Permit (B1612-0040) was issued on **12/6/2016** to replace a 3 Phase, 400 Amp **Main Service Panel**. Sub panels were installed at the same time in anticipation of an approved Use Permit for future tenants per R25 zoning. That's 20 to 25 units per acre... A use permit (**UP-15-16**) has been approved by City Council in November for a 126 unit project on the back portion of the 701 and 810 Wilbur properties.

Comment #4:

In 2012, the front duplex unit burned to the ground and I had 180 days to re-build the units (**Antioch Code 9-5.3005**) The insurance proceeds to re-build may have expired if not used to replace destroyed improvements. Another development Application would have taken two years, from my experience, with no guarantees of being approved. I have since been told staff will process an application for the front unit.

Comment #5:

The front existing unit was rebuilt from 2 to 3 units. Building permits were taken out from the Building Department. Antioch Planning policy makes it impossible to allow a Use Permit to be processed in two months. A non-conforming rebuild also was in conflict of this policy. Insurance funding also was on a limited time line.

Antioch's Community Development Director has since instructed that an application for this third unit could be processed with-out prejudice.

Unit B... This unit has existed since the 1930's. It's technically a four-plex . The CMU building has its own electrical service from PGE. It has four separate entries for tenants.

I do not have an **RV Park**, but I am entitled to continuation of existing non-conforming Grand Fathered uses until the approved 126 unit affordable project is built.

①

§ 5-1-202 SPECIFIC NUISANCES PROHIBITED.

It is unlawful and a public nuisance for any property owner or any person leasing, occupying or having possession or control or dominion of any premises in this city to maintain such premises or to permit, suffer or allow such premises to be maintained in such a manner that any one or more of the conditions or activities described in the following divisions are found to exist, with such list not intended to be exclusive:

- (D) *Parking and storage of vehicles and equipment.*
- (2) Parking or storage of motor vehicles or other mobile equipment in any area not designated as a parking space on the approved site plan or on any unpaved surface including, but not limited to, dirt, grass or any other surface that is not concrete or a similar paving material

4" gravel or concrete, asphalt

2-2-17

MB



**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF DECEMBER 19, 2007**

Prepared by: Alexis Morris, Senior Planner *AM*
Reviewed by: Tina Wehrmeister, Deputy Director of Community Development *TW*
Date: December 14, 2007
Subject: RDA-07-04 – Wilbur Townhomes

RECOMMENDATION

It is recommended that the Planning Commission approve the attached resolution recommending that the City Council approve 40 Residential Development Allocations (RDA-07-04).

REQUEST

Lloyd Harris and Joe Bosman request that the Planning Commission recommend approval of 40 residential development allocations in 2008 for a 63-unit town home project. The project site is located at 701 and 810 Wilbur Avenue (APN 065-110-006, 007) (Attachment A).

BACKGROUND

The applicant presented a preliminary development plan to the Planning Commission on November 7, 2007. The staff report and draft minutes from that meeting are provided as Attachment "B". In addition to the recommendations included in the staff report, the Planning Commission comments on the preliminary development plan submittal are reflected in the draft meeting minutes.

On November 26, 2007, the Residential Development Allocation Committee (RDAC) heard the applicant's request for 40 RDA allocations. The staff report from that meeting is provided as Attachment "C". The project received 260 points from the RDAC and the RDAC recommended approval of the applicant's request for 40 allocations (Attachment "D"). The applicant's description of the project's benefits to the community is provided as Attachment "E".

The RDA Ordinance specifies three types of residential projects: single-family dwellings, age restricted senior housing and multi-family units. The RDA Ordinance does not differentiate between single-family attached or single-family detached product types and the Ordinance does not specifically address the ownership status of projects (i.e. apartment versus condominium). In the past, high density attached residential projects have been considered as multi-family projects regardless of ownership type. Therefore



**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF MAY 4, 2005**

Prepared by: Alexis Morris, Associate Planner @

Reviewed by: Victor Carniglia, Deputy Director of Community Development VC da

Approved by: Joseph Brandt, Director of Community Development

Date: April 29, 2005

Subject: Lakeside Village Family Apartments UP-04-20, PW 357-04-32,
Z-05-02

REQUEST

The applicant, Simpson Housing Solutions, LLC requests approval of a Use Permit to construct a 69 unit apartment complex. The applicant also requests approval of a Tentative Map to create five parcels and a rezone to High Density Residential (R-20) for one of the new parcels. The project site is approximately 5.46 acres and is located on the south side of Wilbur Avenue, approximately 100 feet to the west of Minaker Drive (APN 065-110-006, 007).

Each requested entitlement is discussed below:

1. Rezone to High Density Residential District (R-20): The subject property currently has two General Plan designations: Single Family Residential on the southern portion of the project site and High Density Residential on the northern portion. The zoning designation for the entire project site is Single Family Residential. The apartment complex portion of the project requires a rezone to bring the property into conformance with the General Plan.
2. Approval of a Tentative Map: The applicant is requesting approval of a Tentative Map creating five parcels from two existing parcels. The proposed parcels range in size from 10,478 s.f. to 4.38 acres. The 4.38 acre parcel will be the apartment complex and the four other parcels a future single family home subdivision.
3. Approval of a Use Permit: The applicant is requesting approval of a use permit for the 69 unit apartment complex. The four proposed single family homes will be developed as a future phase of the project.

BACKGROUND

This item was continued from the March 2, 2005 meeting. The staff report and minutes from that meeting are provided as Attachment "A" to this staff report. At the March 2nd

#3
5-4-05

E16



Request for Public Records

RECEIVED

MAR 09 2017

CITY OF ANTIOCH
CITY CLERK

*Requestor Name: JOE BOSMAN

Request Date: 3/9/2017

*Agency/Company: N/A

*Phone No.: 925/382-5588

*Address: 698 SAN JUAN OAKS Rd
Brentwood, CA 94513

Fax No.: _____

*Email: _____

*You are not required to provide this information, but it assists us in responding to your request

Description of Requested Documents (Please be as specific as possible): _____

PER 3/9/2017 Letter ... ATTACHED

**Services Requested: Inspection Copying (hard copy)
 Electronic Copy Other _____

Please see Reverse Side for Instructions.

**Building plans are available for inspection only unless authorizations required under CA Health & Safety Code 19851 are provided.

*****For City Use Only*****

Request Received via: Walk-in Mail Telephone
 Fax E-Mail Other _____

Date Request Received: 3-9-17 Before Council Meeting

Forward to: City Attorney City Manager
 Human Resources Public Works
 Finance Information Systems
 Police Department Community Development
 Parks & Recreation City Clerk

DATE: 3-9-17

Release Approved By: _____
(if required) City Attorney

Date Documents Provided: _____

Copy Charge: _____ Time to Complete: _____ Assigned To: _____

City of Antioch
Office of the City Clerk
200 H Street
Antioch, CA 94509
925-779-7009

Joe Bosman

698 San Juan Oaks Rd.

Brentwood, Ca. 94513

March 9, 2017

City of Antioch

Attn: City Clerk, Christina Garcia

Re: Appeal of Notice of Violation CD 1701-026

Site: 701 Wilbur Avenue, Antioch

Mrs. Garcia:

I am requesting documents for my defense of CD 1701-026. Please expedite this request as I am scheduled for an Administrative Appeal on April 6th. These documents are essential for my affirmative defense of CD 1701-026:

1. A copy of "The Redevelopment Plan for Redevelopment Project 4" including Amendment No. 1, effective August 14, 1990. This contractually obligates the City of Antioch to allow existing uses on Wilbur Avenue. Additionally, land was taken as consideration for the City providing utility hook ups for the multi-use property at 701 Wilbur Avenue. This document is the agreement.
2. Aerial Engineering photos the City of Antioch has of 701 Wilbur Avenue or other incidental photos the City may have in its possession, pre 1994. This document can establish the existing uses on the property. A four unit Ranch

E18

hand building, a duplex bungalow and a shop building will also be present in these photos.

3. All permit information on file for 701 Wilbur Avenue, prior to 1999.

Time is of the essence for my defense. I appreciate your help!

Thank you,


Joe Bosman

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CPRA request of March 9 2017

Sent By: Arne Simonsen On: Mar 03/28/17 12:39 PM

To: bosmansweb@comcast.net

Cc: Christina Garcia; Michael Vigilia; Tamara Leach

CPRA request fr...rcvd 3-9-17.pdf (341.2 KB) [Download](#) | [Remove](#) 701 Wilbur.pdf (1 MB) [Dow](#)

[Download all attachments as zip file](#)

[Remove all attachments](#)

Mailboxes

- Inbox (1600)
- Sent (1)
- Drafts (1)
- Spam
- Trash
- Unwanted

Mr. Bosman,

In response to your CPRA request of March 9, 2017 (copy attached):

Item #1 – A copy of "The Redevelopment Plan for Redevelopment Project 4 including Amen before it will be copied.

Item #2 – There are no engineering photos of 701 Wilbur Avenue or other incidental photos

Item #3 – I have attached the permit information on file for 701 Wilbur Avenue from the Co

11 EACH →

Respectfully,

Arne Simonsen

City Clerk
City of Antioch
P.O. Box 5007
Antioch, CA 94531-5007
(925) 779-7008

The City keeps a copy of all E-mails sent and received for a minimum of 90 days. All pursuant to the terms and subject to the exemptions of that Act.

BUILDING PERMIT
 Inspection (925) 779-7066



CITY HALL THIRD & H STREETS
 P.O. Box 5007 ANTIOCH CA 94531-5007
 Office (925) 779-7065

Job Address **701 WILBUR AVE**
 Assessor's Parcel # **065110007**
 Tract # _____ Lot # _____
 Property Owner(s) **BOSMAN, JOSEPH & DEBRA**
 Mailing Address **2281 PARIVIEW AVE**
BRENTWOOD, CA 94513
 Contractor _____
 Mailing Address _____

Business License YES NO
 PERMIT #: **B0705-0141**

License # _____
 Project Description
TEMP POWER POLE

Setbacks: Front Rear Left Right

VALUATION	Living Sq. Ft.	0
	Garage Sq. Ft.	0
	Porch Sq. Ft.	0
	Total Value:	\$1.00

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

I.C. Class _____ Lic. Number _____
 Date 5/17/2007 Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' State License Law.)

I am exempt under Sec. _____ B. & P.C. for this reason:

Date 5/17/2007 Owner [Signature]

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Policy No: _____
 Company: _____
 (This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Date 5/17/2007 Applicant [Signature]
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (100,000). IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

FEES		
170b	an-Building-Permit	\$37.00
720r	ac-SMIP Residential	\$0.50
170T	ac-Technology Fee	\$0.74

Total Fees	\$38.24
Balance Due	\$38.24

INSPECTIONS

Foundation	_____	Plumbing	_____
Under floor	_____	Mechanical	_____
Insulation	UF _____ W _____	Electrical	_____
Frame	_____	Other	_____
Shear	_____	FINAL	_____

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representatives of this City/County to enter upon the above-mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days or if work is abandoned for more than 180 days. Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the permit.

SIGNED [Signature] 5/17/2007
 APPLICANT DATE

[Signature]
 BUILDING OFFICIAL

White - Office
 Pink - Assessor
 Yellow - Job
 Green - FI

E21

BUILDING PERMIT
 Inspection (925) 779-7066



CITY HALL THIRD & H STREETS
 P.O. Box 5007 ANTIOCH CA 94531-5007
 Office (925) 779-7065

Job Address 701 WILBUR AVENUE
 Assessor's Parcel #
 Tract # Lot #
 Property Owner(s) JOE BOSMAN
 Mailing Address 2281 FAIRVIEW
 BRENTWOOD, CA 94513
 Contractor JOE BOSMAN
 Mailing Address

Business License YES NO
PERMIT #:

B0207-0125

Lender
 Mailing Address
 Architect/Engineer
 Mailing Address

License #
 Project Description

Setbacks: Front Rear Left Right

TEAR OFF COMP REPLACE WITH SAME REMODLE DWBLING

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

I.C. Class Lic. Number
 Date 07/12/2002 Contractor

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code). The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code). The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' State License Law.
 I am exempt under Sec. B. & P.C. for this reason:

Date 07/12/2002 Owner
WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Policy No:
 Company:
 (This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Date 07/12/2002 Applicant
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

VALUATION

Living Sq. Ft.
 Garage Sq. Ft.
 Porch Sq. Ft. Total Value: \$10,000.00

FEES

3020b	Building Permit	\$131.04
3020c	Electrical Permit	\$28.00
3020l	Insulation Permit	\$28.00
3020m	Mechanical Permit	\$28.00
3020p	Plumbing Permit	\$28.00
3100r	SMP Residential	\$1.00

Total Fees \$244.04
 Balance Due \$244.04

INSPECTIONS

Foundation	_____	Plumbing	_____
Under floor	_____	Mechanical	_____
Insulation	UF _____ W _____	Electrical	_____
Frame	_____	Other	_____
Shear	_____	FINAL	_____

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representatives of this City/County to enter upon the above-mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days or if work is abandoned for more than 180 days. Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the permit.

SIGNED
 APPLICANT

07/12/2002
 DATE

 BUILDING OFFICIAL

EZZ

White - Office
 Pink - Assessor
 Yellow - Job
 Green -

BUILDING PERMIT
Inspection (925) 779-7066



CITY HALL THIRD & H STREETS
P.O. Box 5007 ANTIOCH CA 94531-5007
Office (925) 779-7065

Job Address **701 WILBUR AVE**
Assessor's Parcel # **065110007**
Tract # _____ Lot # _____
Property Owner(s) **BOSMAN, JOSEPH & DEBRA**
Mailing Address **698 SAN JUAN OAKS RD**
BRENTWOOD, CA 94513
Contractor **BOSMAN, JOSEPH & DEBRA**
Mailing Address **698 SAN JUAN OAKS RD**
BRENTWOOD, CA 94513
License # **OL:MP_00785315**

Business License YES NO
PERMIT #: **B1702-0028**

Project Description
INSPECT ILLEGAL SEWER AND H.C. PRIOR TO REMOVAL.

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. Class _____ Lic. Number **OL:MP_00785315**
Date _____ Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt herefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7004, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: the Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with contractor(s) licensed pursuant to the Contractors' State License Law).

I am exempt under Sec. _____ B.&P.C. for this reason:

Date **2/22/2017** Owner **[Signature]**
WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Policy No: _____
Company: _____

(This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Date Applicant **[Signature]**
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representative of this City/County to enter upon the above-mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days or if work is abandoned for more than 180 days. Do not conceal or cover any construction until the work is inspected and the permit is recorded on the permit.

SIGNED **[Signature]**
APPLICANT

2/22/2017
DATE

[Signature]
BUILDING OFFICIAL

Setbacks: Front Rear Left Right

VALUATION

Living Sq. Ft. **0**
Garage Sq. Ft. **0**
Porch Sq. Ft. **0**
Total Value: **\$100.00**

FEES

170b	na-Building Permit	\$132.00
163	ac-CBSC SB1473	\$1.00
720r	ac-SMIP Residential	\$0.50
1701	ac-Technology Fee	\$2.64
1703	ad-Energy Inspection Fee	\$2.64

Total Fees **\$138.78**
Balance Due **\$138.78**

INSPECTIONS

Foundation	_____	Plumbing	_____
Under floor	_____	Mechanical	_____
Insulation	<u>UF</u> <u>W</u>	Electrical	_____
Frame	_____	Other	_____
Shear	_____	FINAL	_____

White - Office
Pink - Assessor
Yellow - Job
Green - Finance

E23

BUILDING PERMIT
Inspection (925) 779-7066



CITY HALL THIRD & H STREETS
P.O. Box 5007 ANTIOCH CA 94531-5007
Office (925) 779-7065

Job Address **701 WILBUR AVE**
Assessor's Parcel # **065110007**
Tract # _____ Lot# _____
Property Owner(s) **BOSMAN, JOSEPH & DEBRA**
Mailing Address **698 SAN JUAN OAKS RD
BRENTWOOD, CA 94513**
Contractor **BOSMAN, JOSEPH & DEBRA**
Mailing Address **698 SAN JUAN OAKS RD
BRENTWOOD, CA 94513**
License # **OL:MP_00785315**

Business License YES X NO
PERMIT #: **B1602-0218**

Project Description

~~RELOCATE BATHROOM, ADD INTERIOR WALLS IN SHOP~~

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. Class Lic. Number
Date 2/29/2016 Contractor OL:MP_00785315

2/29/2016 OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7704, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code; the Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with contractor(s) licensed pursuant to the Contractors' State License Law).

I am exempt under Sec. _____ B.&P.C. for this reason:

Date 2/29/2016 Owner [Signature]

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Policy No: _____
Company: _____

(This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Date 2/29/2016 Applicant [Signature]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representative of this City/County to enter upon the above-mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days. If work is abandoned for more than 180 days, do not conceal or cover any construction until the work is inspected and the inspection is recorded on the permit.

SIGNED [Signature]
APPLICANT

2/29/2016
DATE

[Signature]
BUILDING OFFICIAL

Setbacks: Front Rear Left Right

VALUATION

Living Sq. Ft.	0
Garage Sq. Ft.	0
Porch Sq. Ft.	0
Total Value:	\$2,000.00

FEES

170b	na-Building Permit	\$80.81
172	nb-Plan Check	\$52.53
163	ac-CBSC SB1473	\$1.00
1701	ac-Technology Fee	\$1.62
1703	ad-Accessibility Fee (non-res)	\$1.62
	ad-Energy Inspection Fee	\$1.62

Total Fees	\$139.20
Balance Due	\$139.20

INSPECTIONS

Foundation	_____	Plumbing	_____
Under floor	_____	Mechanical	_____
Insulation	UF _____ W _____	Electrical	_____
Frame	_____	Other	_____
Shear	_____	FINAL	_____

White - Office
Pink - Assessor
Yellow - Job
Green - Finance

E24

BUILDING PERMIT
 Inspection (925) 779-7066



CITY HALL THIRD & H STREETS
 P.O. Box 5007 ANTIOCH CA 94531-5007
 Office (925) 779-7065

Job Address **701 WILBUR AVE**
 Assessor's Parcel # **065110007**
 Tract # _____ Lot # _____
 Property Owner(s) **BOSMAN, JOSEPH & DEBRA**
 Mailing Address **2281 FARIVIEW AVE**
BRENTWOOD, CA 94513
 Contractor **BOSMAN, JOSEPH & DEBRA**
 Mailing Address **2281 FARIVIEW AVE**
BRENTWOOD, CA 94513
 License # **OL:MP_00785315**

Business License _____ YES NO
PERMIT #: B1207-0132

Project Description
REBUILD/ADDITION TO FIRE DAMAGED DUPLEX

Setbacks: Front Rear Left Right

VALUATION	Living Sq. Ft.	0
	Garage Sq. Ft.	0
	Porch Sq. Ft.	0
Total Value:		\$143,539.20

LICENSED CONTRACTOR DECLARATION
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Lic. Class: _____ Lic. Number **OL:MP_00785315**
 Date **3/28/2012** Contractor _____

OWNER-BUILDER DECLARATION
 I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7704, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: the Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with contractor(s) licensed pursuant to the Contractors' State License Law).
 I am exempt under Sec. _____ B.&P.C. for this reason:

Date **3/28/2012** Owner _____

WORKERS' COMPENSATION DECLARATION
 I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Policy No: _____
 Company: _____
 (This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.
 Date **3/28/2012** Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

FEES	Description	Amount
170b	na-Building Permit	\$1,339.45
172	ab-Plan Check	\$870.64
163	ac-CBSC SBI473	\$6.00
720r	ac-SMIP Residential	\$14.35
1701	ao-Technology Fee	\$26.79
1703	ad-Energy Inspection Fee	\$26.79
710	bb-DA-56 Drainage Fee	\$363.40
170w	bm-Waste Management Plan	\$35.00

Total Fees **\$2,682.42**
Balance Due **\$2,682.42**

INSPECTIONS

Foundation	_____	Plumbing	_____
Under floor	_____	Mechanical	_____
Insulation	UF W	Electrical	_____
Frame	_____	Other	_____
Shear	_____	FINAL	_____

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representative of this City/County to enter upon the above-mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days or if work is abandoned for more than 180 days. Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the permit.

SIGNED _____
 APPLICANT

3/28/2012
 DATE

 BUILDING OFFICIAL

White - Office
 Pink - Assessor
 Yellow - Job
 Green - Finance

E25

BUILDING PERMIT
Inspection (925) 779-7066



CITY HALL THIRD & H STREETS
P.O. Box 5007 ANTIOCH CA 94531-5007
Office (925) 779-7065 x

Job Address **701 WILBUR AVE**
 Assessor's Parcel # **065110007**
 Tract # _____ Lot# _____
 Property Owner(s) **BOSMAN, JOSEPH & DEBRA**
 Mailing Address **1585 SAVORY DR**
BRENTWOOD, CA 94513
 Contractor **BOSMAN, JOSEPH & DEBRA**
 Mailing Address **1585 SAVORY DR**
BRENTWOOD, CA 94513
 License # **OL:MP_00785315**

Business License # **1402-0076s** NO
PERMIT #: _____

Project Description
CONVERT 400 SQ FT ATTIC TO STORAGE AREA

Setbacks: Front Rear Left Right

Living Sq. Ft. **0**
 Garage Sq. Ft. **0**
 Porch Sq. Ft. **0**
 Total Value: **\$5,000.00**

VALUATION

170b	aa-Building Permit	\$120.15
FEES 172	ac-Plan Check	\$78.10
163	ac-CBSC SB1473	\$1.00
720r	ac-SMIP Residential	\$0.50
1701	ac-Technology Fee	\$2.40
1703	nd-Energy Inspection Fee	\$2.40

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. Class _____ Lic. Number **OL:MP_00785315**
 Date _____ Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code; Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7704, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code; the Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with contractor(s) licensed pursuant to the Contractors' State License Law.)

I am _____ under Sec. _____ B.&P.C. for this reason:

Date _____ Owner **013**

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Policy No: _____
 Company: _____

(This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with the provisions.

Date _____ Applicant **012**

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

Total Fees \$204.55
Balance Due \$204.55

INSPECTIONS

Foundation	_____	Plumbing	_____
Under floor	_____	Mechanical	_____
Insulation	UF _____ W _____	Electrical	_____
Frame	_____	Other	_____
Shear	_____	FINAL	_____

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representative of this City/County to enter upon the above-mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days or if work is abandoned for more than 180 days. _____

SIGNED **013** APPLICANT

DATE

01/20/14 BUILDING OFFICIAL

White - Office

Pink - Assessor

Yellow - Job

Green - Finance

E26

BUILDING PERMIT
Inspection (925) 779-7066



CITY HALL THIRD & H STREETS
P.O. Box 5007 ANTIOCH CA 94531-5007
Office (925) 779-7065

Job Address **701 WILBUR AVE**
Assessor's Parcel # **065110007**
Tract# **Lot#**
Property Owner(s) **BOSMAN, JOSEPH & DEBRA**
Mailing Address **698 SAN JUAN OAKS RD**
BRENTWOOD, CA 94513
Contractor **owner builder**
Mailing Address

Business License YES ^X NO
PERMIT #: **B1612-0040**

License #
Project Description
repair - replace electrical panel

Setbacks: Front Rear Left Right

VALUATION		
Living Sq. Ft.		0
Garage Sq. Ft.		0
Porch Sq. Ft.		0
Total Value:		\$500.00

LICENSED CONTRACTOR DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Lic. Class Lic. Number
Date **12/6/2016** Contractor

FEES		
170b	aa-Building Permit	\$132.00
163	ac-CBSC SBJ473	\$1.00
720r	ac-SMIP Residential	\$0.50
1701	ac-Technology Fee	\$2.64
1703	ad-Energy Inspection Fee	\$2.64

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7704, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code); the Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with contractor(s) licensed pursuant to the Contractors' State License Law.
 I am exempt under C.C.P. D.&P.C. for this reason:

Date **12/6/2016** Owner
WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Policy No:
Company:
(This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.
Date **12/6/2016** Applicant

Total Fees	\$138.78
Balance Due	\$138.78

INSPECTIONS	
Foundation	Plumbing
Under floor	Mechanical
Insulation <u>UF</u> <u>W</u>	Electrical
Frame	Other
Shear	FINAL

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED IN SECTION 3186 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and title that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representative of this City/County to enter upon the above-mentioned property for inspection purposes. This permit will expire by limitation if work has not started in 180 days or if work is abandoned for more than 180 days. Do not conceal or cover any construction until the work is inspected and the inspection is recorded on this permit.

SIGNED DATE **12/6/2016** BUILDING OFFICIAL
APPLICANT

White - Office Pink - Assessor Yellow - Job Green - Finance

E27



ANTIOCH CA CITY HALL THIRD AND H 94509

BUILDING PERMIT

Office Inspection (925) 779-7065
Inspection (925) 779-7066

Business License Required Yes No

Job Address **701 WILBUR AVENUE**
Assessor's Parcel #
Tract# Lot # Plan #
Property Owner(s) **BOSMAN**
Mailing Address
Contractor **OWHER**
Mailing Address
License #

PERMIT # ~~19000055~~ **00003-0656**
Lender
Mailing Address
Architect/Engineer
Mailing Address
License #

Project Description: **REMODEL EXISTING BUILDING TO CABINET SHOP**
Setbacks: Front Rear Left Right

LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.
Lic. Number _____
Contractor _____

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.6 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner or property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. _____ B. & P.C. for this reason: _____
Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.).
Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the building inspection department.
Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
(This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.
Date of application _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

VALUATION

_____ sq. ft. @ \$_____ / sq. ft. = \$_____
_____ sq. ft. @ \$_____ / sq. ft. = \$_____
_____ sq. ft. @ \$_____ / sq. ft. = \$_____
_____ sq. ft. @ \$_____ / sq. ft. = \$_____
Total Value = \$ 10,000.00

FEES

3020 Building Permit	\$ 131.04
1020 Plan Check	\$ 85.10
3100 Strong Motion Instrumentation	\$ 2.10
3020 Plumbing Permit	\$ 50.00
3020 Mechanical Permit	\$ 50.00
3020 Electrical Permit	\$ _____
3020 Insulation Permit	\$ _____
1220 Temporary Construction Water	\$ _____
1520 Facility Reserve: TPX	\$ _____
1400 Facility Reserve: Sewer	\$ _____
1500 Facility Reserve: Water	\$ _____
1510 Water Storage	\$ _____
1230 Water Meter size _____	\$ _____
9420 Traffic Signalization	\$ _____
1520 Water Service District	\$ _____
5370 Fire Protection	\$ _____
N/A Park NOT APPLICABLE	\$ 0.00
N/A Drainage N/A SQ. FT. _____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total Fees Due	\$ 310.32

INSPECTIONS

Foundation	_____	Plumbing	_____
Underfloor	_____	Mechanical	_____
Insulation	UF W	Electrical	_____
Frame	_____	Other	_____
Shear	_____	FINAL	_____

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representatives of this City/County to enter upon the above mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days or if work is abandoned for more than 180 days. Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the permit.

SIGNED APPLICANT
CITY COPY DATE **3-27-00** BUILDING OFFICIAL

E28



December 14, 1999

Dear Mr. Bosman:

I've reviewed your letter concerning the property located at 701 Wilbur Ave. You are requesting that you be allowed to locate your cabinet business on this site. As you state in your attached letter, the site is currently occupied by a variety of light industrial uses, including truck repair and fabrication, and heavy equipment storage. There is currently a small industrial shop/storage building on the property along two residential structures.

The site has a multiple family residential zoning and General Plan designation. As a result, the current light industrial use of the property constitutes a non-conforming use. The City's zoning ordinance allows a non-conforming to be replaced by a use that is less intensive in nature than the existing use. The use you are proposing for the property would meet this requirement if it complies with the following stipulations:

1. That the site be cleared of all heavy equipment and debris currently on the property, prior to occupancy of the proposed use.
2. That the hour of operation of the business be limited to 8:00 am to 5:00 p.m. These hours may be extended at the discretion of the Zoning Administrator.
3. That the number of employees be limited to four. The number of employees may be increased at the discretion of the Zoning Administrator.
4. That all materials be screened from off site public view.
5. That any saws and similar equipment be located and operated on site in such a manner to minimize noise impacts on adjacent residential uses.
6. That the construction of any new buildings or the intensification of the use beyond what is permitted in this letter shall require a change to the zoning.
7. That all necessary building permits be obtained. In order to determine what permits may be required please contact the City of Antioch Building Division at 779-7065.

Please feel free to call me if you have any questions or comments.

Sincerely,

Victor Carniglia
Deputy Director Community Development

VC:ja

cc: R. Ward, Director, Community Development
B. Galstan, Attorney

E29



ANTIOCH CA CITY HALL THIRD AND H 94509

BUILDING PERMIT

Office Inspection

(510) 779-7065
(510) 779-7066

Job Address 701 MILBUR AVENUE
 Assessor's Parcel # _____
 Tract# _____ Lot # _____ Plan # _____
 Property Owner(s) SKITH
 Mailing Address _____
 Contractor OWNER
 Mailing Address _____
 License # _____
 Project Description: Setbacks: Front _____ Rear _____ Left _____ Right _____
 REPAIR EXISTING GAS LINE FOR INSTALLATION OF NEW METER

Business License Required _____ Yes _____ No

PERMIT # 19950093

Lender _____
 Mailing Address _____
 Architect/Engineer _____
 Mailing Address _____
 License # _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

Lic. Number _____
 Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner or property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____ B. & P.C. for this reason _____
 Date 11/20/95

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.).

Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the building inspection department.
 Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

VALUATION

_____ sq. ft.	@ \$_____ / sq. ft.	= \$_____
_____ sq. ft.	@ \$_____ / sq. ft.	= \$_____
_____ sq. ft.	@ \$_____ / sq. ft.	= \$_____
_____ sq. ft.	@ \$_____ / sq. ft.	= \$_____
Total Value		= \$ 500.00

FEES

3020 Building Permit	\$ 25.00
1020 Plan Check	\$ 0.00
3100 Strong Motion Instrumentation	\$ 0.50
3020 Plumbing Permit	\$ _____
3020 Mechanical Permit	\$ _____
3020 Electrical Permit	\$ _____
3020 Insulation Permit	\$ _____
1220 Temporary Construction Water	\$ _____
1520 Facility Reserve: TPX	\$ _____
1400 Facility Reserve: Sewer	\$ _____
1600 Facility Reserve: Water	\$ _____
1510 Water Storage	\$ _____
1230 Water Meter size _____	\$ _____
9420 Traffic Signalization	\$ _____
1620 Water Service District	\$ _____
5370 Fire Protection	\$ _____
N/A Park NOT APPLICABLE	\$ 0.00
N/A Drainage N/A SQ. FT.	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total Fees Due	\$ 25.50

INSPECTIONS

Foundation	_____	Plumbing	_____
Underfloor	_____	Mechanical	_____
Insulation	UF W	Electrical	_____
Frame	_____	Other	_____
Shear	_____	FINAL	_____

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representatives of this City/County to enter upon the above mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days or if work is abandoned for more than 180 days. Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the permit.

SIGNED [Signature]
 APPLICANT

DATE 11/20/95
 CITY COPY

[Signature]
 BUILDING OFFICIAL

E30

BUILDING PERMIT
 Inspection (925) 779-7066



CITY HALL THIRD & H STREETS
 P.O. Box 5007 ANTIOCH CA 94531-5007
 Office (925) 779-7065

Job Address **701 WILBUR AVE**
 Assessor's Parcel # **065110007**
 Tract # _____ Lot # _____
 Property Owner(s) **BOSMAN, JOSEPH & DEBRA**
 Mailing Address **1585 SAVORY DR**
BRENTWOOD, CA 94513
 Contractor **BOSMAN, JOSEPH & DEBRA**
 Mailing Address **1585 SAVORY DR**
BRENTWOOD, CA 94513
 License # **OL:MP_00785315**

Business License: YES NO
PERMIT #: B1305-1074

Project Description
CONSTRUCT 8 X 20 COVERED PATIO

Setbacks: Front 0 Rear 0 Left 0 Right 0

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. Class/2013 **OL:MP** Lic. Number **00785315**
 Date _____ Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7704, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: the Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with contractor(s) licensed pursuant to the Contractors' State License Law.)

I am exempt under Sec. _____ B.&P.C. for this reason:

Date 5/13/2013 Owner [Signature]

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Policy No: _____
 Company: _____
 (This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with these provisions.

Date 5/13/2013 Applicant [Signature]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representative of this City/County to enter upon the above-mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days or if work is abandoned for more than 180 days. Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the permit.

SIGNED [Signature]
 APPLICANT

5/13/2013

DATE

[Signature]
 BUILDING OFFICIAL

VALUATION

Living Sq. Ft. 0
 Garage Sq. Ft. 0
 Porch Sq. Ft. 160
 Total Value: \$1,896.00

FEES

1700	aa-Building Permit	\$74.79
172	ab-Plan Check	\$48.61
163	ac-CBSC SB1473	\$1.00
720r	ad-SMIP Residential	\$0.50
1701	ae-Technology Fee	\$1.50
1703	af-Energy Inspection Fee	\$1.50

Total Fees **\$127.90**
 Balance Due **\$127.90**

INSPECTIONS

Foundation	_____	Plumbing	_____
Under floor	_____	Mechanical	_____
Insulation	UF _____ W _____	Electrical	_____
Frame	_____	Other	_____
Shear	_____	FINAL	_____

White - Office
 Pink - Assessor
 Yellow - Job
 Green - Finance

E31

BUILDING PERMIT
Inspection (925) 779-7066



CITY HALL THIRD & H STREETS
P.O. Box 5007 ANTIOCH CA 94531-5007
Office (925) 779-7065

Job Address **701 WILBUR AVE #C**
Assessor's Parcel # **065110007**
Tract # _____ Lot# _____
Property Owner(s) **BOSMAN, JOSEPH & DEBRA**
Mailing Address **1585 SAVORY DR**
BRENTWOOD, CA 94513
Contractor **BOSMAN, JOSEPH & DEBRA**
Mailing Address **1585 SAVORY DR**
BRENTWOOD, CA 94513
License # **OL:MP_00785315**

Business License YES X NO
PERMIT #: **B1308-0058**

Project Description
FRAME PARTITION WALLS IN EXISTING SHOP FOR STORAGE/ELC.

Setbacks: Front Rear Left Right

LICENSED CONTRACTOR DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Lic. Class _____ Lic. Number **OL:MP_00785315**
Date **8/7/2013** Contractor _____

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
[] I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7704, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
[] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: the Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with contractor(s) licensed pursuant to the Contractors' State License Law.).
[] I am exempt under Sec. _____ D.&P.C. for this reason:

Date **8/7/2013** Owner

WORKERS' COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations:
[] I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
[] I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Policy No: _____
Company: _____
(This section need not be completed if the permit value is for one hundred dollars (\$100) or less.)
[] I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with these provisions.
Date **8/7/2013** Applicant

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED IN SECTION 3705 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the information given is true and correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. I hereby authorize representative of this City/County to enter upon the above-mentioned property for inspection purposes. This permit will expire by limitation if work is not started in 180 days or if work is abandoned for more than 180 days. Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the permit.

SIGNED
APPLICANT

8/7/2013
DATE

BUILDING OFFICIAL

VALUATION	Living Sq. Ft.	0
	Garage Sq. Ft.	0
	Porch Sq. Ft.	0
	Total Value:	\$2,500.00

FEES	Description	Amount
170b	an-Building Permit	\$89.91
172	ab-Plan Check	\$58.44
163	nc-CBSC SB1473	\$1.00
720r	nc-SMP Residential	\$0.50
1701	nc-Technology Fee	\$1.80
1703	ad-Energy Inspection Fee	\$1.80
Total Fees		\$153.45
Balance Due		\$153.45

INSPECTIONS

Foundation _____	Plumbing _____
Under floor _____	Mechanical _____
Insulation <u>UF</u> <u>W</u>	Electrical _____
Frame _____	Other _____
Shear _____	FINAL _____

White - Office
Pink - Assessor
Yellow - Job
Green - Finance

E32

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 p.m.**

**September 7, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:31 P.M. on Wednesday, September 7, 2016 in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, September 15, 2016.

ROLL CALL

Present: Commissioners Parsons, Mason, Hinojosa, Vice Chair Zacharatos and Chair Motts
Absent: Commissioners Husary and Conley
Staff: Director of Community Development, Forrest Ebbs
Contract Planner, Cindy Gnos
Assistant City Engineer, Lynne Filson
City Attorney, Michael Vigilia
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- 1. Approval of Minutes: August 17, 2016

On motion by Commissioner Zacharatos, seconded by Commissioner Parsons, the Planning Commission approved the minutes of August 17, 2016, as presented. The motion carried the following vote:

AYES: Parsons, Zacharatos, Mason
NOES: None
ABSTAIN: Hinojosa, Motts
ABSENT: Husary, Conley

NEW PUBLIC HEARING

2. **PD-16-02, UP-16-06, AR-16-03 – Vineyard Self-Storage** – Reid Hamilton, Hamilton Solar, requests approval of a Mitigated Negative Declaration, a rezone to Planned Development District (PD), a Use Permit, and Design Review for the development and operation of a 1,390 square foot office building, 100,943 square foot of self-storage space, and approximately 70,600 square foot of outdoor boat and RV storage space on approximately 6.68 acres. The proposed project also includes off-site sewer improvements.

Staff recommended that this item be continued to September 21, 2016.

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously continued PD-16-02, UP-16-06, AR-16-03 – Vineyard Self-Storage to September 21, 2016.

AYES: *Parsons, Zacharatos, Mason, Hinojosa and Motts*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Husary, Conley*

3. **UP-15-16 – Delta Courtyard** – Antioch Pacific Companies, requests use permit, design review, and a lot line adjustment approval for the construction of 126-units of affordable rental housing. The project would consist of a three-story and four-story building that combine to house 17 one-bedroom, 38 two-bedroom, 62 three-bedroom units, and 9 four-bedroom units. Based on the R-25 zoning designation, 115 units would be allowed on the site; therefore, the applicant is requesting a density bonus of ten percent in order to allow 126 units. In conjunction with the density bonus, the applicant is requesting approval of an incentive to reduce the required parking from 240 spaces to 187. The proposed project would develop affordable rental housing units on two adjoining parcels located at 701 and 810 Wilbur Avenue (APNs 065-110-006 and -007).

Contract Planner Gnos presented the staff report dated September 2, 2016, recommending the Planning Commission approve the use permit and design review subject to the conditions contained in the staff report's attached resolution. In addition, staff recommended approval of the Density Bonus and would like Planning Commission's further consideration and direction regarding the requested Parking Concession.

In response to Commission Hinojosa, Contract Planner Gnos clarified the property owner to the east has requested a masonry wall along the property line.

Commissioner Hinojosa stated she reviewed the preconstruction survey and there remained a potential for burrowing owls to be present at the time of grading; therefore,

she suggested adding a condition of approval requiring a preconstruction survey and avoidance and minimization measures for the project.

Commissioner Hinojosa suggested the Commission and applicant discuss the potential for adding a gated entry to the project.

In response to Commissioner Hinojosa, Director of Community Development Ebbs cautioned that setbacks for the gate would require careful site planning.

In response to Commissioner Hinojosa, Director of Community Development Ebbs explained requirements necessary to achieve state-mandated concessions. Contract Planner Gnos added that the below market rate housing plan met all the requirements.

Commissioner Mason expressed concern that there was no guest parking and it would be unsafe to park on the other side of Wilbur Avenue as there was no safe crossing. He noted at 28.5 units per acre, this project exceeded the City's requirements per the Municipal Code.

Contract Planner Gnos explained the Density Bonus ordinance allowed the project to reduce the City's parking requirements without a variance as well as exceed the maximum density.

Director of Community Development Ebbs added the Density Bonus was consistent with the provisions in the Municipal Code and the City was compelled to allow the additional units above 25 per acre. In addition, the applicant was allowed to ask for additional concessions, which the City was compelled to give unless the City could make a finding to the contrary.

Vice Chair Zacharatos stated she felt 215-239 parking spaces were reasonable, given the total amount of bedrooms in the project and questioned whether this site was appropriate for housing.

In response to Vice Chair Zacharatos, Director of Community Development Ebbs explained the City was compelled to continually add to their inventory of affordable housing.

Contract Planner Gnos added the Housing Element identified this site for the provision of affordable housing and it was rezoned to R-25 as part of the Housing Element.

In response to Chair Motts and Commissioner Hinojosa's questions regarding the CEQA exemption, Contract Planner Gnos explained criteria used to determine this project as an infill project and noted the project was consistent with the General Plan. Director of Community Development Ebbs added that the City had adopted a community climate action plan, which carried the burden for greenhouse gases through a series of programs and non-development type activities.

In response to Commissioner Hinojosa, Contract Planner Gnos stated the applicant had attempted to mitigate the parking issue through the proposed Parking Management Plan. She noted C3 requirements were State law.

Chair Motts opened the public hearing.

William Spann, Pacific West Communities, Delta Courtyard Apartment Project, presented a PowerPoint presentation which included a background of their company, examples of other projects, overview of amenities, site plan, illustration of materials and project benefits. He explained the Parking Management Plan and discussed the results of the studies that indicated low income families had fewer cars especially in urban areas. He explained funding for the project and noted there was a shortfall and if they were to lose units due to the concern over parking, that shortfall would increase. He noted the installation of a gate would most likely reduce parking spaces; however, he agreed to look at the issue.

In response to Commission Mason, Mr. Spann stated he would discuss a local hire provision with his partner.

Commissioner Mason stated a good faith effort of at least 25% local hire would be preferred.

In response to Commissioner Hinojosa, Mr. Spann explained the onsite property management team enforced provisions of the Parking Management Plan. He discussed their outreach and communication strategies. He expressed concern regarding the requirement to provide bus passes noting he was unaware of the costs associated; however, he offered to research the issue and cooperate if possible.

Director of Community Development Ebbs explained the Antioch Police Department and Code Enforcement would not patrol private property or issue citations for vehicles legally parked on the street; however, if a vehicle was parked in the red zone or on the street for longer than 72 hours, the vehicle could be cited and towed.

Andrew Wheeler, Project Architect, stated onsite managers and maintenance staff lived on the property and their parking would come out of the provided parking.

In response to Chair Motts, Mr. Spann stated they would be amiable to analyzing permeable materials to offset the size of the retention basin and gain more parking area.

Mr. Spann displayed a video flyover of the proposed project.

In response to Commissioner Hinojosa, Mr. Spann explained garages helped the financial performance of the project and physical appearance. He commented that there would be windows so staff could monitor their usage.

In response to Commissioner Mason, Mr. Spann clarified 4-5 managers/maintenance staff would live onsite.

In response to Vice Chair Zacharatos, Mr. Spann explained they had designed a similar project in Gilroy that had comparable parking constraints.

In response to Commissioner Parsons, Assistant City Engineer Filson clarified the project would drain into the C3 basins which then cleaned and slowed down drainage into the public storm drain system. She stated she was unsure if it would drain into Lake Alhambra. She noted the water could not drain any faster and had to be at least as clean as it is in its current undeveloped state. She noted there would not be any impact or deterioration of the existing condition.

Commissioner Parsons spoke in support of increasing the masonry wall height to 8 feet along North Lake Drive.

Andrew Wheeler, Project Architect, explained the project was heavily landscaped on the east elevation as a visual barrier and the majority of the project would be native and drought tolerant plants.

Commissioner Parsons requested the applicant enhance landscaping on the east elevation.

Mr. Spann stated that they could explore planting trees on the Garrow property.

Bill Campbell, Antioch resident, voiced his opposition to the project draining into Lake Alhambra. He suggested draining the project toward Wilbur Avenue and then utilizing the retention basin area for additional parking. He requested an 8 foot masonry wall on North Lake and that the facility is gated. Additionally, he expressed concern for a four story building being constructed adjacent to existing residential development.

Mike Serpa, property owner, discussed the challenges of developing this site. He spoke in support of Pacific West Communities noting they had a reputation for building and managing very successful affordable rental projects. He explained that draining the project toward Wilbur Avenue would not be possible and noted the C3 basin was designed to function efficiently. He offered to fund enhanced landscaping and install an 8 foot masonry wall to address Mr. Campbell's concerns.

Chair Motts closed the public hearing and reopened the public hearing at the request of a speaker.

Greg Piasatelli, expressed concern for the screening of this project from his property along Minaker Drive as well as the project draining into the river. Additionally, he noted he was concerned for parking spilling into the adjacent neighborhood and a low income housing project decreasing his property values. He reported Cupertino Tow utilized Minaker Drive as a main thoroughfare, which was loud and deteriorating the street.

Chair Motts closed the public hearing.

Chair Motts declared a recess at 8:19 P.M. The meeting reconvened at 8:27 P.M. with all Planning Commissioners present with the exception of Commissioners Conley and Husary who were previously noted as absent.

Commissioner Hinojosa listed the following items she would like considered for the conditions of approval:

- Conduct and provide results of a preconstruction survey and implement minimization measures for avoidance for western burrowing owls and nesting birds prior to the grading of the project.
- Installation of an entry gate on site if it could be accommodated and encroachment of the setback would be acceptable without taking away parking
- Submission of an annual report on how the parking management plan is performing, require guest parking passes, and provide bus passes at no cost to the residents
-
- The masonry wall on the North Lake Drive side shall be increased to 8 feet
- The masonry wall shall be installed on the East property line
- The applicant shall provide additional landscape screening along North Lake Drive

Director of Community Development Ebbs speaking to the parking management plan explained additional language could be added; however, this was a permanent project and there would be no recourse if parking became a problem.

Assistant City Engineer Filson stated if parking on the street became a problem, residents could request a permit parking district.

Director of Community Development Ebbs explained a parking district was not available at this time.

Chair Motts agreed with Commissioner Hinojosa and suggested in the future for C.3 compliance, staff consider permeable materials for projects to free up space for parking.

In response to Commissioner Hinojosa, Director of Community Development Ebbs explained the Planning Commission would be approving the Development Plan and the Density Bonus would go to Council to formalize the contract.

In response to Commissioner Parsons, Director of Community Development Ebbs explained C3 requirements.

Assistant City Engineer Filson stated if water drained into Lake Alhambra, it would go into the very outfall on the north end heading into the river.

In response to Commissioner Mason, Director of Community Development Ebbs clarified the nearest bus stop was east bound 250 feet to the west on the south side of Wilbur Avenue. Assistant City Engineer Filson added if an additional bus stop were needed, Tri Delta would provide one. She noted there were signalized crosswalks at Cavallo Road and Minaker Drive.

Commissioner Mason supported installation of an entry gate for the project, bus passes for residents and extension of the masonry wall to 8 feet. He stated he would prefer 200 parking spaces and questioned if motorcycle spaces were included.

Vice Chair Zacharatos concurred with comments made by Commissioners Hinojosa and Mason.

Director of Community Development Ebbs stated the Commission could ask for a yearly review of the Parking Management Plan; however, the City was limited on what could be done if it was not functioning successfully.

Commissioner Hinojosa shared concerns regarding the parking issue; however, she felt the City was obligated due to State requirements linking back to the concessions. She stated she did not know that she could attribute the necessary findings for denial. She noted that while she felt there would not be adequate parking and they were creating a nuisance for the community, she believed there was a moral and legal obligation to meet the affordable housing requirements and the need within the community. She further noted adding more substance to the parking plan may help address these concerns even though enforcement was limited. She stated she felt this location was good for linking to public transit.

Chair Motts added with the sale of the Gaylord property, there may be potential for employment within the neighborhood. He questioned if there was an ability to encroach into the setback to provide space for the gated entry.

Director of Community Development Ebbs stated if there was consensus for the installation of a gate, a condition could be added that the applicant exhaust all measures to install a gate except reducing parking.

In response to Commissioner Parsons, Assistant City Engineer Filson stated the long term plan for Wilbur Avenue was bike lanes for both sides.

Director of Community Development Ebbs clarified the options for the Planning Commission this evening included approving the project with the conditions as amended, directing staff to develop findings for denial or continue the project for redesign to reduce the impact of the concession.

Following discussion, the Planning Commission agreed the garage doors enhanced the design of the project.

In response to Commissioner Hinojosa, Contract Planner Gnos clarified the applicant addressed the majority of revisions requested by Stantec Architects. Director of Community Development Ebbs noted the removal of the basketball court would not result in additional parking spaces.

Following discussion the Planning Commission agreed that staff should work with the applicant to explore the compact spaces to increase parking.

Contract Planner Gnos stated staff would make sure there was adequate guest parking when reviewing the Parking Management Plan.

RESOLUTION NO. 2016-16

On motion by Commissioner Hinojosa, seconded by Vice Chair Zacharatos, the Planning Commission approved the use permit and design review subject to the conditions contained in the staff report's attached resolution. With the following modifications and additions:

- **Modify Condition D3 to eliminate the requirement for the formation of the police services CFD.**
- **Modify Condition J9 to require the installation of entry gates without parking reduction.**
- **Modify Condition J14 to require that garage doors have windows and not be eliminated.**
- **Modify Condition J15 requiring guest parking permits, free bus passes for residents, parking stickers or implement other measures to control parking and require annual monitoring of garages to ensure they are not being used for storage.**
- **Add a Condition requiring preconstruction surveys and minimization and avoidance measures for burrowing owls and nesting birds.**
- **Add a Condition adding two feet on the masonry wall adjacent to N. Lake Drive.**
- **Add a masonry wall along the east side property line.**
- **Add additional landscape screening along N. Lake Drive.**

The motion carried the following vote:

AYES:	<i>Parsons, Zacharatos, Mason, Hinojosa and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Husary, Conley</i>

C. REJECTION OF CLAIM: WENDELL CELESTINE, JR.

D. APPROVAL OF TREASURER'S REPORT FOR SEPTEMBER 2016

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the City Council unanimously approved the Council Consent Calendar.

PUBLIC HEARING

2. ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON NON-MEDICAL MARIJUANA USES WITHIN THE CITY OF ANTIOCH

City Attorney Vigilia presented the staff report dated November 8, 2016 recommending the City Council: 1) Introduce the Interim Urgency Ordinance establishing a temporary moratorium on Non-Medical Marijuana Uses within the City of Antioch by title only; and 2) Adopt the Interim Urgency Ordinance establishing a temporary moratorium on Non-Medical Marijuana Uses. (A 4/5 vote is required for adoption.)

City Attorney Vigilia explained the goal of the moratorium was to maintain status quo to give staff and Council time to determine how they would like to proceed. He clarified by law the temporary moratorium could only last for up to 45 days and prior to expiration, staff would come back to Council with a report and, if extended, a notice of public hearing would be required.

Mayor Harper opened the public hearing.

Alanna Everhart, Brentwood resident, Center for Human Development spoke in support of the moratorium on non-medical marijuana uses and reducing youth access to marijuana.

Mayor Harper closed the public hearing.

ORDINANCE NO. 2118-C-S

On motion by Councilmember Ogorchock, seconded by Councilmember Rocha, the City Council unanimously 1) Introduced the Interim Urgency Ordinance establishing a temporary moratorium on Non-Medical Marijuana Uses within the City of Antioch by title only; and 2) Adopted the Interim Urgency Ordinance establishing a temporary moratorium on Non-Medical Marijuana Uses.

3. APPEAL OF PLANNING COMMISSION APPROVAL OF DELTA COURTYARD APARTMENTS AFFORDABLE HOUSING (UP-15-16)

Councilmembers Tiscareno and Ogorchock stated they were Real Estate Agents who worked with Ralph Garrow who had a vested interest in the Delta Courtyard Apartments project. They noted he was not their Broker; therefore, there would be no conflict of interest in review of the appeal.

Director of Community Development Ebbs presented the staff report dated November 8, 2016 recommending the City Council adopt the Resolution granting the appeal to allow for deferral of development impact fees until just prior to the issuance of certificates of occupancy, but denying the remaining requests.

Mayor Harper opened the public hearing.

Bill Spann presented a fly through video of the project.

In response to Mr. Spann, Director of Community Development Ebbs explained the Police Services Community Finance District (CFD) had been applied to multiple projects prior to the formal submittal of an application for this project.

Bill Spann, Pacific West Communities, explained that they became aware of the CFD and the Measure O Tax Assessment a day before the Planning Commission meeting. He stated had they known prior to that, they would have realized it was not financially feasible to move forward with the application. He stated without cooperation from the City on filling the gap with the fees and assessments, the project would be financially infeasible and the property would no longer be an affordable housing site. He reported this site was designated as a Difficult Development Area (DDA) which would generate \$2.2M in additional tax credit equity; however, if they could not start construction by early 2017, the designation would be lost. He clarified they were a for-profit developer; however, the project would be managed by a non-profit, thereby qualifying it for welfare exemption and property tax waivers; essentially making it a non-profit development. He discussed the project benefits and urged the Council to take them under consideration in making their decision on the appeal.

In response to Mayor Harper, Mr. Spann explained with the CFD and the Measure O Tax Assessment fees, operating expenses would be much higher and they could not borrow as much money as they had projected, equating to a shortage of \$1.2M.

City Clerk Simonsen announced the Power point presentation and a letter from the Department of Housing and Community Development Division of Housing Policy Development dated November 3, 2016 were provided to Council, staff, and copies were available in Chamber Chambers for the public.

Nancy Fernandez, Antioch resident, urged Council not to grant the exemption for CFD and the Measure O Tax Assessment fees noting it would set precedence and go against what had been voted on by the public.

Lynette Solario, Antioch resident, expressed concern the project had not provided sufficient parking spaces. She noted this was a for-profit development and the City of Antioch could not afford to subsidize the project.

Frederick Rouse, Antioch resident, stated if the City loaned the developer money, there should be interest paid on the money forgiven.

Mike Serpa, stated he was the owner of the subject site and part owner of the Aviano project that created the CFD. He reported they did not believe the budget had been calculated correctly for the CFD. He explained that this location had been a challenge and Pacific West Communities had brought forward a beautiful project with complex financing that should be exempt from the Landlord Tax. He requested Council consider the benefits of the project and approve their proposal.

In response to Councilmember Rocha, Mr. Spann stated they would attempt to add a gate to the property.

Mayor Harper closed the public hearing.

In response to Councilmember Rocha, Chief Cantando explained the area did not generate a high call volume for Antioch Police Department.

Director of Community Development Ebbs explained the current site plan would not allow for a gate that would provide adequate room for vehicles to stage out of traffic or turn around to exit.

In response to Councilmember Tiscareno, Director of Community Development Ebbs reiterated the management entity was a non-profit but the underlying ownership was a for-profit.

Councilmember Ogorchock expressed concern the project had not provided adequate parking for residents and stated community outreach should have been conducted with residents in the Lake Alhambra neighborhood.

Following discussion, Council majority discussed the importance of the project complying with the City's requirement for the CFD and the Measure O Tax Assessment fees.

Councilmember Rocha stated she had hoped the City could resolve the issues with the applicant and she would be voting against the following motion.

Councilmember Tiscareno stated he hoped the project would move forward.

RESOLUTION NO. 2016/117

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the City Council unanimously approved the differed development impact fees, denied the reduced police CFD participation fees, and denied the business license exemption. The motion carried the following vote:

Ayes: Wilson, Ogorchock, Tiscareno, Harper

Noes: Rocha

COUNCIL REGULAR AGENDA

- 4. RESOLUTION APPROVING PROSSERVILLE PARK PLAYGROUND DEVELOPMENT FOR THE FISCAL YEAR 16-17 PARK FACILITIES CAPITAL IMPROVEMENT**

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STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 8, 2016

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Forrest Ebbs, Community Development Director *FE*

SUBJECT: Appeal of Planning Commission Approval of Delta Courtyard Apartments Affordable Housing (UP-15-16)

RECOMMENDED ACTION

It is recommended that the City Council adopt the Resolution granting the appeal to allow for deferral of development impact fees until just prior to the issuance of certificates of occupancy, but denying the remaining requests.

STRATEGIC PURPOSE

This action will forward Long Term Goal A: Crime Reduction – Reduce crime and improve public safety throughout the City; Strategy A-1: Rebuild police services; Strategy L-4: Implement City Council policies and direction; and Strategy O-2: Ensure the City achieves long-term financial stability.

FISCAL IMPACT

The appellant/applicant is requesting that the City Council exempt the for-profit property owner from business license taxes for rental property owners that were put in place by Measure O. Over a period of thirty years, the requested exemption represents lost revenue to the General Fund of approximately \$567,000.

Further the appellant/applicant is requesting that the City Council reduce their proportionate payment of a police services fee through a forthcoming Community Financing District. Over a period of thirty years, the requested exemption represents a cost to the General Fund of approximately \$1,202,794 for police services. Additional information is provided in the body of this report.

In total, the requested exemptions represent a cost to the General Fund of \$1,769,794 over thirty years.

DISCUSSION

Approved Project – Planning Commission

On September 7, 2016, the Planning Commission approved the initial project along with a single concession. The proposed project contained 126 units, comprised of a three-story building and a four-story building with 17 one-bedroom, 38 two-bedroom, 62 three-

bedroom, and 9 four-bedroom units. As the project is 100% affordable, the applicant is entitled to request a density bonus and the associated incentives allowed by State law and the Antioch Municipal Code. Incentives can be provided for projects with as few as 5% of the units being reserved as affordable units. This particular project qualifies for the maximum of three incentives because it is 100% affordable. The applicant requested that the Planning Commission approve just one incentive -- a reduction in the required parking for the project. A comparable market-rate project would ordinarily require a total of 269 parking spaces (2.1 spaces/unit). As a density bonus-eligible project, the reduced parking requirement is 240 parking spaces (1.9 spaces/unit). The applicant requested, and the Planning Commission granted, a further parking reduction and is required to provide only 185 parking spaces for the 126 units (1.5 spaces/unit).

Density Bonus Concessions and Incentives

State Density Bonus Law (California Government Code Section 65915-65918), which is implemented by the Antioch Municipal Code, creates a system whereby developers of affordable housing projects may request concessions or incentives that "result in identifiable, financially sufficient, and actual cost reductions to the housing development".

Initially, the program was established to obligate cities to allow increased residential density as a simple way to encourage affordable housing projects. More units would presumably bring down the incremental cost of a project. Over time, alternative incentives have been introduced and the term "density bonus" is now used to describe a variety of different concessions and incentives.

Cities are generally compelled to grant these concessions as part of the density bonus approval process unless they can find that the concession will have a specific adverse impact, as defined by Government Code as "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application for the residential development was deemed complete".

Concessions are generally limited to relief from development standards, such as parking requirements, setbacks, heights, lot coverage, etc. Government Code Section specifically omits "direct financial incentives" from the list of concessions that must be considered and/or offered to requesting applicants. In addition, Government Code specifically includes the waiver of fees or dedication requirements in its description of *direct financial incentives*.

Similarly, Government Code does not require a City to waive a local ordinance unrelated to development standards. The intent of the density bonus concession program is simply to allow for relief from City-imposed physical development standards that increase the cost or viability of the affordable housing project. The requested parking reduction is a very reasonable and typical example of such a concession.

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Developer-Requested Concessions

Following the Planning Commission approval of the project, the applicant submitted an appeal of the decision, initially because of the requirement that the project participate in a police services Community Finance District (CFD). This objection was broadened to include a revised offer of reduced participation in the CFD, exemption from "Measure O" tax assessment of the project, and deferral of payment of development impact fees until occupancy of the units. In total, the appellant now requests four density bonus concessions, which exceed the three concessions ordinarily available.

Reduced Police Services CFD

The appellant has proposed to pay "10-years' worth of the full CFD assessment up front" in the amount of \$560,700. The project would also pay \$100 per unit per year beginning at unit occupancy with a 2% annual escalator. As currently drafted, the CFD would have an initial annual requirement not to exceed \$445 per unit per year. As conditioned, the project would be required to fully participate in the CFD, which also has a built-in escalator with a *minimum* annual escalator of 2%. The appellant's offer falls short of the actual anticipated 10-year requirement of \$67,008 as it does not consider the annual escalator, which all other participating projects would be bound to.

PROJECT COSTS	Ordinary Project	Project with Concessions	Difference
Year 1 Contribution	\$56,070	\$573,300	\$517,230
Year 10 Contribution	\$67,009	\$15,058	\$(51,951)
Year 20 Contribution	\$81,683	\$18,356	\$(63,327)
Year 30 Contribution	\$99,572	\$22,376	\$(77,196)
Total 30 Year Contr.	\$2,274,652	\$1,071,858	\$(1,202,794)
Avg. Annual Contr.	\$75,822	\$35,729	\$(40,093)

The proposal would result in a large injection of funds up front, but ultimately ends up with a significant deficit over the mid and long terms. The initial injection of \$560,700, along with the ongoing \$100 per month contribution, results in the project exceeding the ordinary average contribution through the 12th year. However, the proposed payment schedule results in a cumulative reduction in overall payments into the CFD. Over thirty years, the proposal would require that the City forego a total of \$1,202,794. Stated differently, the appellant is requesting a *direct financial incentive* of \$1,202,794 for this concession.

In order to grant this concession, the City would need to either request the modification of the forthcoming CFD formation documents to provide a reduced rate specifically for this project. Alternatively, the City could indefinitely pay the entire fee on behalf of the appellant at an average annual cost of \$40,093.

Measure O – Antioch Municipal Code

Antioch Municipal Code was enabled by a ballot measure and is an ordinance of the City of Antioch. The Ordinance requires the payment of an annual business license tax of \$150 per unit for multifamily projects. It offers a series of exemptions for hospitals, hotels, motels, convalescent and extended care facilities, none of which apply to this project. Business licenses, in general, have their own exemptions, which include any "non-profit entity managed, or carried on wholly for the benefit of charitable purposes". According to the appellant, the proposed project would be managed by a non-profit entity, but would be owned by a for-profit entity that would receive the rent proceeds. This for-profit entity is not exempt from any business license requirement and is required to pay the Residential Landlord business license tax.

The annual business license tax that would be generated by this project is \$18,900. Over a period of thirty years, the project would ordinarily generate \$567,000, or \$4,500 per unit. By asking that this fee be waived, the appellant is requesting an additional directive financial incentive of \$567,000. In order to accommodate this request, the Ordinance would need to be rewritten, which is complicated because it was adopted by the voters. Alternatively, the City would need to pay the appellant's share of business tax on his behalf in the amount of \$18,900 annually.

Deferred Building Permit Fees

The applicant has requested that the payment of Development Impact Fees be deferred to occupancy of the building, rather than being paid upon issuance of a building permit, which is required by Antioch Municipal Code 9-3.60, which states "All DIFs [development impact fees] assessed on an applicant shall be paid by the applicant at the time of issuance of the building permit". A Certificate of Occupancy of the building is officially granted by the Building Official when the entire project is complete and the units are ready to be rented and occupied. It does not refer to the time when tenants actually move into the units.

The Code provides no provisions for delayed payments or exceptions for the timing of this payment. The City Council, however, may approve deferral of these fees as part of the density bonus process. The costs to the City are negligible, consisting only of any lost interest from the time of building permit issuance until occupancy, which would likely be within one year. Staff assumes that the entire project would be occupied concurrently and that occupancy would not be phased. As such, the full payment of Development Impact Fees would be due when the entire project receives final approval for occupancy. If approved, these fees would be due prior to issuance of the Certificate of Occupancy.

SUMMARY

The applicants request for relief or exemption from both the business license fee and the full CFD payment both constitute direct financial incentives and the City is not bound

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to accommodate these requests. The City is not, however, prohibited, from offering such an incentive, but such an action would result in a direct financial cost of at least \$1,769,794 over a thirty-year period.

City staff recommends that the City Council deny both of these requests because they are outside of the density bonus obligations and because the amount requested does not correlate to any established City budget – it would need to come from the General Fund. The City does not budget for *direct financial payments* to for-profit developers and Community Development Block Grant (CDBG) funds are not available for this purpose.

The request for deferral of the Development Impact Fee is reasonable and can be embodied within the approval of the Density Bonus. Staff recommends that the City Council grant the appeal for the sole purpose of allowing this particular element. The attached resolution provides this.

Regardless of the outcome, the next step for this project will be a return to the City Council with a formal Density Bonus Agreement, which is a contract between the City and the developer that states the particulars of the project, its affordability, and the approved concessions. The outcome of this hearing will be reflected in that formal document.

ATTACHMENTS

- A: Resolution granting the appeal to allow for deferral of development impact fees until just prior to the issuance of certificates of occupancy, but denying the remaining requests.
- B: Letter of Appeal from Applicant, dated October 17, 2016
- C: Table Describing Annual Costs of CFD Request
- D: Planning Commission Packet of September 7, 2016 w/ attachments

Toc California Antioch, CA Code of Ordinances City of Antioch, California Code of Ordinances
 ADOPTING ORDINANCE ORDINANCE NO. 914-C-S
 TITLE 1: GENERAL PROVISIONS TITLE 2: ADMINISTRATION TITLE 3: FINANCE TITLE 4: PUBLIC SAFETY TITLE 5: PUBLIC WELFARE, MORALS, AND CONDUCT TITLE 6: SANITATION AND HEALTH TITLE 7: PUBLIC WORKS TITLE 8: BUILDING REGULATIONS TITLE 9: PLANNING AND ZONING TITLE 10: PARKS AND RECREATION TABLE OF SPECIAL ORDINANCES PARALLEL REFERENCES

Start Over Prev Doc Next Doc Prev Match Next Match

ADOPTING ORDINANCE
ORDINANCE NO. 914-C-S

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ENACTING AS AN ORDINANCE, A CODE OF ORDINANCES FOR THE CITY OF ANTIOCH AND COMPILING CERTAIN EXISTING GENERAL ORDINANCES OF THE CITY DEALING WITH SUBJECTS EMBRACED IN SAID CODE.

WHEREAS, the present general ordinances of the City of Antioch are incomplete and inadequate and the manner of arrangement, classification and indexing thereof is insufficient WHEREAS, the Acts of the State Legislature of the State of California empower and authorize the City Legislative Body of this City to revise, amend, restate, codify and to compile heretofore adopted or published and to incorporate said ordinances into one ordinance in book form; and

WHEREAS, the Legislative Body of the City of Antioch has authorized a general compilation, revision and codification of the ordinances of the City of a general and permanent r

NOW, THEREFORE, the City Council of the City of Antioch does ordain as follows:
 SECTION 1: The general ordinances of the City of Antioch as herein revised, amended, restated, codified, and compiled in book form are adopted as and shall constitute the "Code of Ordinances."
 SECTION 2: Said Code as adopted in Section 1 shall consist of the following titles, to-wit:

- Title 1 General Provisions
- Title 2 Administration
- Title 3 Finance
- Title 4 Public Safety
- Title 5 Public Welfare, Morals, and Conduct
- Title 6 Sanitation and Health
- Title 7 Public Works
- Title 8 Building Regulations
- Title 9 Planning and Zoning
- Title 10 Parks and Recreation
- Tables of Special Ordinances
- Parallel References

- California
- City of Antioch, California Code of Ordinances
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- TITLE 1: GENERAL PROVISIONS
- TITLE 2: ADMINISTRATION
- TITLE 3: FINANCE
- TITLE 4: PUBLIC SAFETY
- TITLE 5: PUBLIC WELFARE, MORALS, AND C...
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- Title 7 Public Works
- Title 8 Building Regulations
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SECTION 3: All prior ordinances pertaining to the subjects treated in said Code shall be deemed repealed from and after the effective date of said Code except as they are included such repeal shall not affect any offense committed or penalty incurred or any right established prior to the effective date of said Code, nor shall such repeal affect the provisions of detaching territory, establishing franchises or granting special rights to certain persons, authorizing public improvements, authorizing the issuance of bonds or borrowing of money granting or accepting easements, plat or dedication of land to public use, naming or vacating or setting the boundaries of streets, alleys or other public places, nor to any other ordinance not contained therein.

SECTION 4: Said Code shall be deemed published as of the day of its adoption and approval by the City Legislative Body and the Clerk of the City of Antioch is hereby authorized City Clerk.

SECTION 5: Said Code shall be in full force and effect thirty (30) days from and after the date of its adoption and this ordinance shall be published once within fifteen (15) days of general circulation printed and published in the City of Antioch, and said Code shall be presumptive evidence in all courts and places of the ordinance and all provisions, sections, passage, and that the same is properly signed, attested, recorded and approved and that any public hearings and notices thereof as required by law have been given.

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch, held on the 23rd day of January, 1996, and on the 13th day of February, 1996, by the following vote:

AYES: Council Members Rocha, Rimbault, Payton, Soliz and Mayor Herendeen

NOES: None

ABSENT: None

Leonard K. Herendeen /s/

Mayor of the City of Antioch

ATTEST:

Florence V. Rundall /s/

City Clerk of the City of Antioch

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. For further information regarding the official version of any of this Code of Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)

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California

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(A) Temporary Christmas tree and/or pumpkin sale lots shall be allowed by administrative use permit in the districts noted. Such lots will generally be allowed on undeveloped be considered if it can be shown that the temporary use will not significantly impact the circulation and/or parking scheme of the existing permanent use(s). Parking areas must be which will prevent the tracking of mud or dust onto the public rights-of-way.

(B) Applicants shall be required to provide city staff with the following items:

- (1) Written authorization from the property owner that the lot may be used during the time period proposed;
- (2) Five copies of a site plan;
- (3) The necessary application fee for an itinerant vendor business license, issued through the Finance Department, and the required refundable clean-up deposit as established of that year for pumpkin sale lots and by January 1st of the new year for Christmas tree lots.

(Ord. 897-C-S, passed 10-25-94) [Penalty. see § 9-5.2904](#)

§ 9-5.3830 RECREATIONAL VEHICLES.

It shall be unlawful for any person to keep or maintain or to permit to be placed, kept, or main-tained any recreational vehicle as a temporary or permanent residence upon any ic established recreational vehicle park.

(Ord. 897-C-S, passed 10-25-94) [Penalty. see § 9-5.2904](#)

§ 9-5.3831 LIQUOR ESTABLISHMENTS.

(A) No on-sale or off-sale liquor establishments shall be operated within a radius of 500 feet from any other on-sale or off-sale liquor establishments or any school, public park, similar use.

(B) This restriction shall not apply to the following uses:

- (1) Retail markets having a minimum 10,000 square feet of floor area which devotes no more than 5% of such floor area to the sale, display and storage of alcoholic beverages
- (2) Restaurants which derive a minimum of 51% of their gross receipts from the sale of meals.
- (3) Special event functions such as neighborhood or community festivals, provided all necessary city, state and other permits are secured.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 1064-C-S, passed 12-13-05; Am. Ord. 1081-C-S, passed 10-24-06) [Penalty. see § 9-5.2904](#)

§ 9-5.3832 CHURCHES, PRESCHOOLS, PRIVATE ELEMENTARY, MIDDLE AND HIGH SCHOOLS, AND DAY CARE CENTERS IN RESIDENTIALLY ZONI

(A) Location.

- (1) Required use permits for churches, preschools. Private elementary schools, private middle and high schools, and day care centers may be approved only if the proposed fa
- (a) Located on an arterial or collector street where single family homes are not fronting the street; and
- (b) At the periphery of neighborhoods where traffic through the residential neighborhood can

E51

6

§ 9-5.3002 CONTINUATION AND MAINTENANCE.

(A) A use, lawfully occupying a structure or a site on the effective date of the chapter codified in this title, or of amendments thereto, that does not conform with the use regulations for the district in which the use is located shall be deemed to be a nonconforming use and may be continued, except as otherwise provided in this chapter.

(B) A structure, lawfully occupying a site on the effective date of the chapter codified in this title, or of amendments thereto, that does not conform with the development standards for that zone shall be deemed to be a nonconforming structure and may be used and maintained, except as otherwise provided in this chapter.

(C) Ordinary maintenance and repairs may be made to any nonconforming structure provided no structural alteration is made and provided such work does not exceed 15% of the reasonable value of the structure in any one-year period. Other modifications and structural alterations may be made to non-conforming buildings provided a use permit is first secured in each case issued by the Zoning Administrator.

(D) The Council shall have the authority to cause the amortization of nonconforming structures by establishing a time schedule of amortization for each such building.

(E) A use or structure that would otherwise be defined as a non-conforming use or structure pursuant to the provisions of division (A) or (B), above respectively, shall be permitted to continue in the same manner as if it conformed to the use regulations and development standards of the district in which the use or structure is located upon approval of a use permit. Such use permit shall be subject to the following findings.

(1) Granting of the use permit and permitting the otherwise non-conforming use or structure to continue in the same manner as if it conformed to the use regulations and development standards of the district in which the use or structure is located will not significantly impact or impair the use and enjoyment of adjacent properties.

(2) Sufficient conditions have been placed on the use permit to require the property upon which the otherwise non-conforming use or structure is located to be upgraded to meet as closely as the city determines to be feasible the use regulations and development standards of the district in which the use or structure is located.

(3) Sufficient conditions have been placed on the use permit to require the ongoing performance of the otherwise non-conforming use and/or maintenance of the otherwise non-conforming structure to continue meeting the provisions set forth in divisions (1) and (2) above.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 1064-C-S, passed 12-13-05)

§ 9-5.3003 ALTERATIONS AND ENLARGEMENTS.

(A) No structure partially occupied by a non-conforming use shall be moved, altered, or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.

(B) No nonconforming structure shall be altered or reconstructed so as to increase the discrepancy between existing conditions and the standards for front yards, side yards, rear yards, height of structure, distances between structures, driveways, courts, or usable open space prescribed in the regulations for the district in which the structure is located. No nonconforming structure shall be moved or enlarged unless the new location or enlargement shall conform to the standards for front yards, side yards, rear yards, height of structure, maximum allowable floor area, distances between structures, driveways, courts or usable open space prescribed in the regulations for the district in which the structure is located.

(Ord. 897-C-S, passed 10-25-94) Penalty, see § 9-5.2904

§ 9-5.3004 NONCONFORMING USES WITH PREVIOUSLY APPROVED USE PERMITS.

A nonconforming use established under a previously approved use permit which undergoes a change of ownership or tenancy may only be allowed to continue upon the approval of a supplemental use permit. The supplemental use permit shall be reviewed in the manner outlined in this chapter for use permits.

(Ord. 897-C-S, passed 10-25-94)

§ 9-5.3005 ABANDONMENT.

A nonconforming use that is discontinued or changed to a conforming use for a continuous period of 180 calendar days or more shall not be re-established, and the use of the structure or site thereafter shall be in conformity with the regulations for the district in which it is located, provided that this section shall not apply to nonconforming dwelling units. Abandonment or discontinuance shall include cessation of a use regardless of intent to resume the use.

(Ord. 897-C-S, passed 10-25-94)

§ 9-5.3006 RESTORATION OF A DAMAGED STRUCTURE.

(A) Whenever a structure that does not comply with the standards for development in that zone in which the structure is located, or the use of which does not conform with the regulations for the district in which it is located, is destroyed by fire or other calamity, to the extent of 50% of replacement value or less, the structure may be restored and the nonconforming use may be resumed, provided that restoration is started within six months and diligently pursued to completion. If damage is more than 50% of replacement value, the structure shall not be restored except in full conformity with the regulations for the district in which it is located, and the nonconforming use shall not be resumed.

(B) The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be made by or shall be reviewed and approved by the Chief Building Official.

(Ord. 897-C-S, passed 10-25-94)

§ 9-5.3007 NEW OCCUPANCY ON NONCONFORMING SITE.

(A) An applicant for a permit in a C, M, RT, RTC, or RTT District for occupancy of a site or structure that is nonconforming due to lack of screening of mechanical equipment, required walls or fences to screen parking, required paving for driveways, or required planting areas, shall present a schedule for elimination or substantial reduction of these nonconformities over a period not exceeding five years. The Zoning Administrator may require that priority be given to elimination

Community • Business • Services

Departments

- Administration
- Capital Improvements
- Community Development
- Economic Development
- Finance
- Information Systems
- Recreation Department
- Personnel
- Police
- Public Works

Building Division

Tel: (925)779-7065
2nd Floor of City Hall
Third & "H" Streets

Engineering and Development Services Division

Tel: (925) 779-7035
P.O. Box 5007
Antioch, CA 94531

Planning Division

Tel: (925) 779-7035
Zoning Hotline: 779-6122
P.O. Box 5007
Antioch, CA 94531

NIS (Neighborhood Improvement Services)

Tel (925) 779-7042

Residential Rental Inspection Program

Tel (925) 779-6179
P.O. Box 5007
Antioch Ca, 94531-5007

Legal Non-Conforming Uses

Definition: A legal non-conforming use is a use or structure which was legally established according to the applicable zoning and building laws of the time, but which does not meet current zoning and building regulations. A use or structure can become legal non-conforming due to rezoning, annexation, or revisions to the Zoning Code.



Must a Legal Non-Conforming Use be abandoned or altered to meet Current Regulations?

No, as long as the use is continuously operated and it is not discontinued or abandoned for more than a six (6) month period. However, if a legal non-conforming use is discontinued for six (6) months or more, the use loses its legal non-conforming status.

Can an abandoned Legal Non-Conforming Use be reinstated?

Possibly. A legal non-conforming use which has been discontinued for more than six (6) months may be reins with a Use Permit if it is found that the conversion to a conforming use would create undue hardship under the particular circumstances.

If a Legal Non-Conforming Structure is destroyed more than 50% of the replacement value by fire or o natural disaster can the use be re-established?

No. The structure may not be restored except in full conformity with the regulations for the district in which it is located, and the nonconforming use shall not be resumed.

If a Legal Non-Conforming Structure is damaged less than 50% of the replacement value by fire or oth natural disaster can the use be re-established?

Yes. The building may be restored in its entirety if the new building does not:

- Occupy any portion of the lot that was not occupied by the destroyed building;
- Have a greater floor area than the destroyed building;
- Exceed the height or number of stories contained in the destroyed building; and
- The restoration is started within six months and diligently pursued to completion.

Is there a Time Limit for Restoration of Legal Non-Conforming Use for Fire Damage or Natural Disaste

Yes. The owner has six (6) months from the date of the destruction to apply for a building permit, and six (6) months from the date of issuance of a building permit to begin construction. If these permits are not secured v the time limit specified, the use shall be considered discontinued and abandoned.

Expansion of a Legal Non-Conforming Use

A legal non-conforming use may be expanded through the issuance of a Use Permit.

Adding Non-Conforming Uses to a existing Legal Non-Conforming Use

No structure partially occupied by a non-conforming use shall be moved, altered, or enlarged in such a way as permit the enlargement of the space occupied by the nonconforming use.

For more information on Legal Non-Conforming Uses, please refer to the Zoning Ordinance.



December 14, 1999

Dear Mr. Bosman:

I've reviewed your letter concerning the property located at 701 Wilbur Ave. You are requesting that you be allowed to locate your cabinet business on this site. As you state in your attached letter, the site is currently occupied by a variety of light industrial uses, including truck repair and fabrication, and heavy equipment storage. There is currently a small industrial shop/storage building on the property along two residential structures.

The site has a multiple family residential zoning and General Plan designation. As a result, the current light industrial use of the property constitutes a non-conforming use. The City's zoning ordinance allows a non-conforming to be replaced by a use that is less intensive in nature than the existing use. The use you are proposing for the property would meet this requirement if it complies with the following stipulations:

1. That the site be cleared of all heavy equipment and debris currently on the property, prior to occupancy of the proposed use.
2. That the hour of operation of the business be limited to 8:00 am to 5:00 p.m. These hours may be extended at the discretion of the Zoning Administrator.
3. That the number of employees be limited to four. The number of employees may be increased at the discretion of the Zoning Administrator.
4. That all materials be screened from off site public view.
5. That any saws and similar equipment be located and operated on site in such a manner to minimize noise impacts on adjacent residential uses.
6. That the construction of any new buildings or the intensification of the use beyond what is permitted in this letter shall require a change to the zoning.
7. That all necessary building permits be obtained. In order to determine what permits may be required please contact the City of Antioch Building Division at 779-7065.

Please feel free to call me if you have any questions or comments.

Sincerely,

Victor Carniglia
Deputy Director Community Development

VC:ja

cc: R. Ward, Director, Community Development
B. Galstan, Attorney

1980

~ (1377x2448)

9

1980 MAP FROM
HISTORICAL SOCIETY



E55

2017

RANCH HAND
HOUSE

NOTE:
2 ENTRY'S
OF
4.

North Side



E56

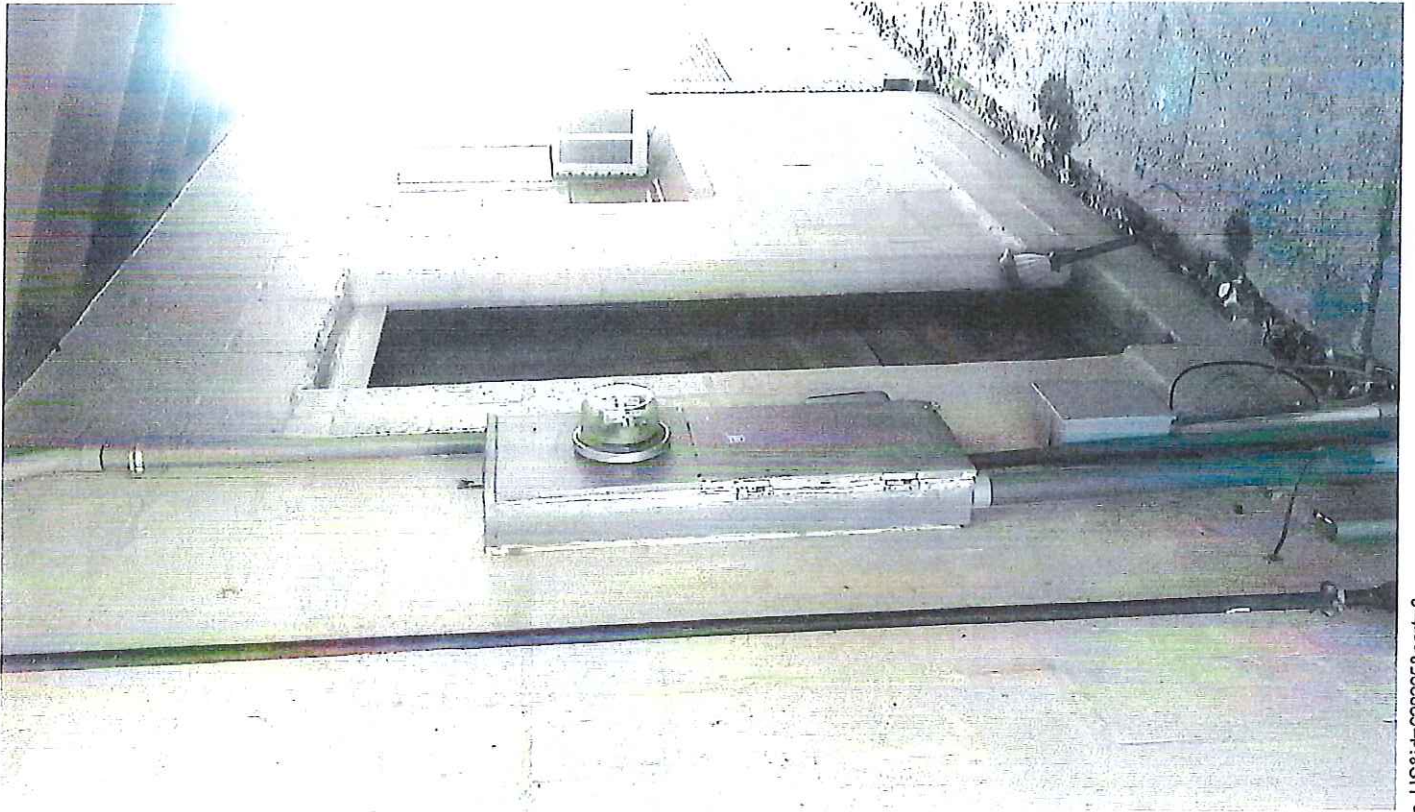
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2017
RANCH HAND
HOUSE

NOTE:
1 ENTRY OF A

WEST SIDE



E57

2017 RANCH HAND HOUSE

NOTE:
1 ENTRY
OF
4.

EAST
SIDE





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Local Office Address

800 W 2ND ST
ANTIOCH, CA 94509

Important Messages

Winter electric baseline season T
using your daily winter baseline allow
before November 1.

Your current electricity rate Your e
multi-family complex. If this is incorre

Please return this portion with yo



Account Numt
781575311

886290004710 01



TROY REED
701 WILBUR AVE,
ANTIOCH, CA 9450



E59

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0224005910-BC
FIRST UPDATE

4. The effect of the following: A. Ordinance No. 752-C-S, of the City of Antioch Approving and Adopting the Redevelopment Plan for the Redevelopment Project 4; a copy of which was recorded August 1, 1989, in Book 15235 OR, Page 918; B. Approval for, and Amendment No. 1 of the above, a copy of which was recorded on August 17, 1990 in Book 16059 OR Page 190 and Redevelopment Plan recorded August 17, 1990, in Book 16059, OR, Page 197.

5. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

- Amount : \$325,000.00
- Trustor/Borrower : Joseph Bosman, a married man
- Trustee : California Reconveyance Company
- Beneficiary/Lender : Washington Mutual Bank, FA
- Dated : September 9, 2003
- Recorded : September 17, 2003 in Official Records under Recorder's Serial Number 2003-0464186
- Loan No. : 03-0661-065811978-9
- Returned to : c/o ACS Image Solutions, 12691 Pala Drive, MS156DPCA, Garden Grove, CA 92841

The note secured by the Deed of Trust shown above contains, among others, a provision for a variable interest rate, which allows periodic adjustments in the interest rate.

6. Any unrecorded and subsisting leases.

7. Rights and claims of parties in possession.

ELC

Review to
City of Antioch
City Clerk
P.O. Box 130
Antioch CA 94509

AUG 17 1990

168614
90 168614

TITLE
(REDEVELOPMENT PLAN)

FOR
REDEVELOPMENT PROJECT 4
AS AMENDED BY
AMENDMENT NO. 1

40
VOL 16059P 197

pg 5

RECORDED AT REQUEST OF

City of Antioch

AUG 17 1990

AT 3 O'CLOCK P M
CONTRA COSTA COUNTY RECORDS
STEPHEN L. WEIR
COUNTY RECORDER

FEE:

off

Prepared by the
Antioch Development Agency

June, 1990

E61

REDEVELOPMENT PLAN
FOR
REDEVELOPMENT PROJECT 4

VOL 160591 201

I. INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Redevelopment Project 4 and Amendment No. 1 (the "Project Area") in the County of Contra Costa (the "County"), and consists of the Text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Plan Map (Attachment No. 3) and the Proposed Public Improvements (Attachment No. 4). This Plan was prepared by the Antioch Development Agency (the "Agency") pursuant to the Community Redevelopment Law of the State of California, the California Constitution and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to Antioch General Plan, as amended, adopted by the City Council on December 13, 1988.

This Plan is based upon Preliminary Plans prepared and adopted by the Planning Commission of the City of Antioch (the "Planning Commission"), adopted on December 7, 1988 and June 20, 1990.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project.

It is expected that the Agency will adopt annual budgets prioritizing use of Agency funds and phasing Agency programs in various parts of the Project Area.

Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and

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4. Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional property within the Project Area.

H. Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out implementation of the Plan with a minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the project, the Agency shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe and sanitary, within their respective financial means, in reasonable convenient locations and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

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- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

2. Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area shown on the Redevelopment Plan Map (Attachment No. 3), the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, utilities, railroad rights-of-way and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan, subject to the same procedures and approval of a participation agreement with the Agency as set forth in III G 4.

4. Nonconforming Uses

The Agency may permit an existing use which does not conform to the provisions of this Plan to remain in an existing building in good condition, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a

property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan if such improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding uses and development.

D. General Controls and Limitations

All real property in the Project Area is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances or other requirements governing development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. Limitation on the Number of Buildings

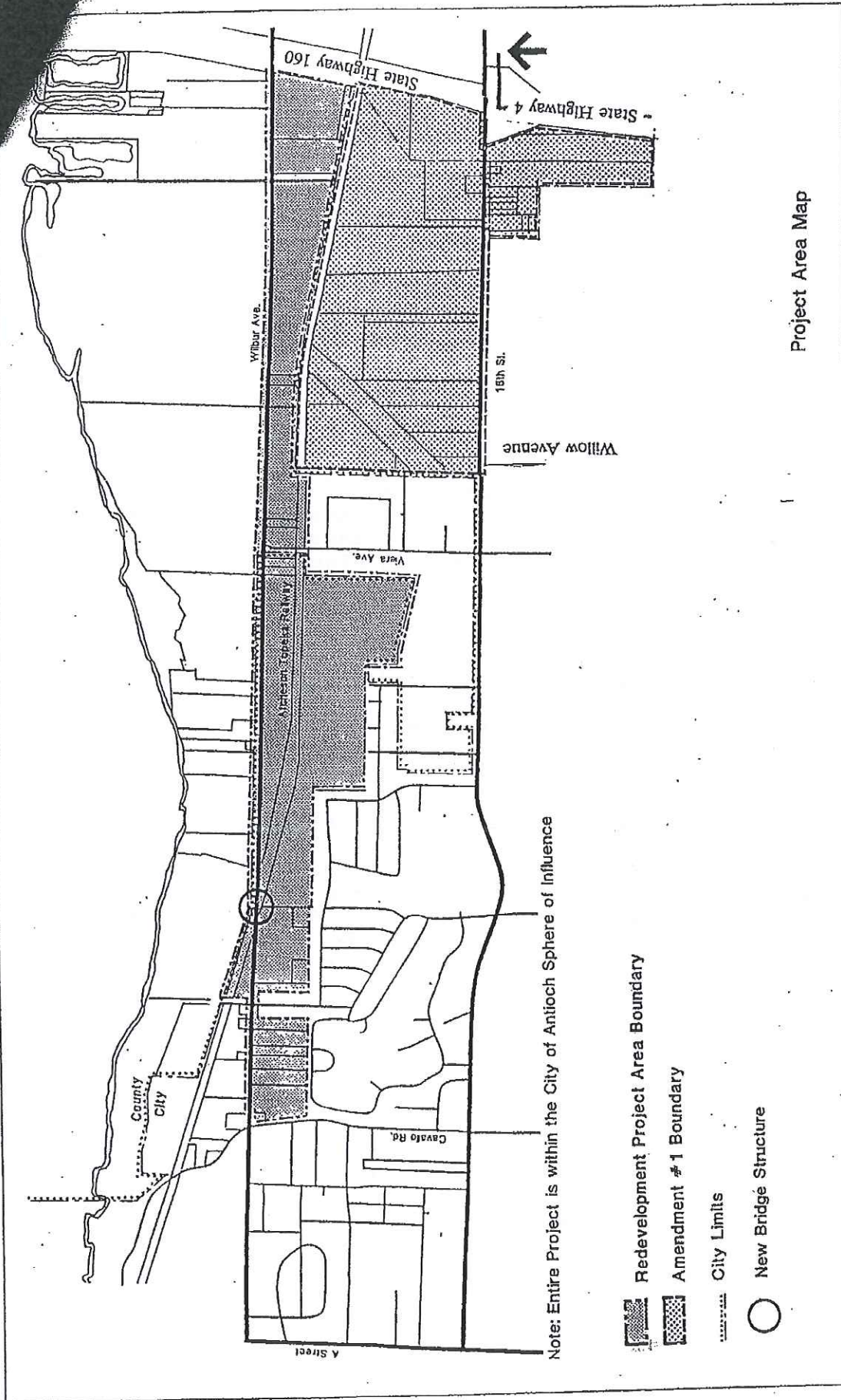
The number of buildings in the Project Area shall not exceed the number of buildings permitted under the City's General Plan, as amended.

4. Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the number of dwelling units permitted under the City's General Plan, as amended.

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Project Area Map

Antioch Development Agency

E66

11

TO SMITH 1985



RECORDING REQUESTED BY
 CD 811459 and 812270
 065-110-007 and 065-110-016
 WHEN RECORDED MAIL TO

SURVEY
 INSTRUMENT
 FUND
 85 159366
 3:0

NOV -1 1985

RECORDED AT REQUEST OF
 FOUNDERS TITLE COMPANY

8 O'CLOCK A M
 AT CONTRA COSTA COUNTY RECORDS

FEE \$570 J.R. OLSSON
 COUNTY RECORDER

BOOK 125948 235

Harvey A. Smith
 Rt 1 Box 1094
 Antioch, Ca 94509

CONTRA COSTA
 TRANSFER TAX 176.00
 FUND 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$276.00
 (xx) computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area; (xx) City of Antioch
 () Really not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, YVAN J. ALBERT, a married man, as his sole and separate property, HING-WEN WILLIAM YANG, a married man as his sole and separate property, SHEUNG YAU CHOY, a married man, as his sole and separate property, and TERRY W. KWONG and MONICA G. KWONG, his wife, as joint tenants hereby GRANT(S) to HARVEY A. SMITH and BEVERLY J. SMITH, his wife, as community property

that property in Contra Costa County, State of California, described as:
 PARCEL ONE:
 A portion of the northeast 1/4 of Section 19, Township 2 North, Range 2 East, Mount Diablo Base and Meridian, described as follows:
 Beginning at a point on the North line of Section Nineteen (19), Township Two (2) North, Range Two (2) East, Mount Diablo Base and Meridian, said point being one thousand one hundred fifty-five (1155) feet East from the Northwest corner of the Northeast one quarter (N.E. 1/4) of Section Nineteen (19) Township Two (2) North, Range Two (2) East, Mount Diablo Base and Meridian, running thence East One Hundred Sixty-five (165) Feet; thence South Six Hundred Sixty (660) feet; thence West One Hundred Sixty-five (165) feet; thence North Six Hundred Sixty (660) feet to the point of beginning.

PARCEL TWO:
 Parcel 'B' as shown on the Parcel Map filed August 2, 1955 Book 117 of Parcel Maps, page 15, Contra Costa County Records

Mail tax statements to: Same as Above

1. October 15, 1985

STATE OF CALIFORNIA }
 COUNTY OF Alameda } ss.

On October 15, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Yvan J. Albert, Hing-Wen William Yang, Terry W. Kwong, Monica G. Kwong & Sheung Yau Choy personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) subscribed to the within instrument and acknowledged that they executed the same. Witness my hand and official seal.

Signature: Yvan J. Albert, Hing-Wen William Yang, Terry W. Kwong, Monica G. Kwong, Sheung Yau Choy

Signature: DENNIS LORIOS, JR.
 Name (Typed or Printed)

OFFICIAL SEAL
 DENNIS LORIOS, JR.
 NOTARY PUBLIC - CALIFORNIA
 ALAMEDA COUNTY
 My Comm. Expires Dec. 17, 1992

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CR067 REC000107

EL67

From Smith TO Bosman

Branch :ORC,User :OR09

Comment:

1/27/2000

Station Id :GVMN

RECORDING REQUESTED BY

ORDER # 292738-APC

APN 065-110-007

WHEN RECORDED MAIL TO

Name HARVEY A. SMITH

Direct Address 5700 SELLERS AVENUE

City OAKLEY, CA 94561

State

Zip

ORT-Antioch



CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2000-0021765-00

Acct 11- Old Republic Title

W, FEB 02, 2000 08:00:00

S20	\$10.00	NIC	\$1.00	MOD	\$2.00
REC	\$8.00	TCF	\$1.00		
T&I Pd	\$20.00				

Nbr-0000788400
cmb/R2/1-2

Grant Deed

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ -0- CORRECTION OF VESTING

(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of ANTIOCH
() Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HARVEY A. SMITH, as to an undivided 1/2 interest and HARVEY A. SMITH, TRUSTEE ,
of the Smith Family Trust, as to an undivided 1/2 interest

hereby GRANT(S) to HARVEY A. SMITH, TRUSTEE OF THE SMITH FAMILY TRUST

that property in the City of ANTIOCH, CONTRA COSTA County, State of California,
described as:
* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Mail Tax Statements to Grantee at address above

Date January 27, 2000

Harvey A. Smith
HARVEY A. SMITH

Harvey A. Smith (Trustee)
HARVEY A. SMITH, TRUSTEE
OF THE SMITH FAMILY TRUST

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA


On FEBRUARY 1, 2000 before me, the
undersigned, a Notary Public in and for said State, personally appeared
HARVEY A. SMITH

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Pat Cooper*

Name PAT COOPER
(typed or printed)



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

#292738-AN PC

E68

Don Griebing

Retired Chief Building Inspector, City of Antioch

May 31, 2017

City of Antioch

Board of Administrative Appeals

Re: 701 Wilbur Ave.

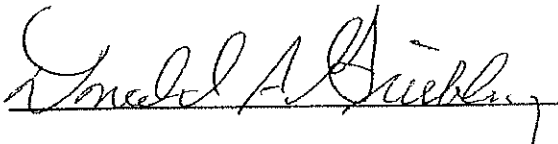
Antioch, Ca.

Appeal Board:

My position as Antioch's Building Inspector from June of 1991 until March of 2012 provided me with access to many of Antioch's properties as it relates to Building Codes and citizen's compliance to these codes and land use. Mr. Bosman was issued Building permits from my Department to improve his property. Mr. Bosman has asked me to acknowledge to the best of my ability the following information regarding 701 Wilbur Avenue. :

1. The Smith family owned and operated an engineering company on the property until approximately the year 2000.
2. Mixed uses consistently occurred on the property, historically speaking, during my tenure as Building (1991-2006) and Chief Building Inspector (2006-2012) These uses included General Engineering activities, storage of vehicles and construction materials and residential work force housing, including tenants living in recreational vehicles.

Mr. Bosman has substantially removed blight and improved this property during my tenure with the City of Antioch as Building and Chief Building inspector.



Date: 5/31/17

Don Griebing, Retired Chief Building Inspector, City of Antioch

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of contra Costa

On May 31, 2017, before me, D. Canepa Notary Public,
personally appeared

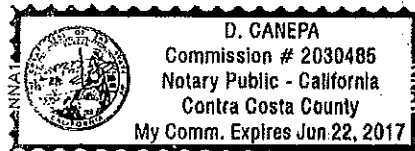
Donald Gnebling

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Signature]



(Seal)

OPTIONAL

Description of attached document:

Document Title: _____

Date of Document: _____ Number of Pages: _____

Additional Signers Not Named Above: _____



May 30,2017

City of Antioch
Board of Administrative Appeals

RE: 701 Wilbur Ave

To whom it may concern,

My name is Mike Everard and I have been a resident of Antioch for over 40 years. I have known Joe Bosman since his purchase of the above referenced property in 1999. Since the purchase, Joe has done everything in his power to improve the property. He has even gone so far as to run the people out of an adjacent property, and clean it up, at his own expense. The neighbors were involved in drugs and other illegal activities that Joe felt did not belong in the area.

My major concern is if he is not able to allow the people on his property to stay, they will become a problem for the City of Antioch in the future. These residents do not have the money to live elsewhere. I am a retired VIPS member of the Antioch Police Department. One of our main duties was to tag and follow up abandoned vehicles. RV's are a huge problem in the city. The owners move them all around the city and stay one step ahead of the process. The unsanitary conditions with waste and trash become a problem for the people who live in the area they chose to park. Joe's property has power, water, and sewer connections which meet current codes so this is not a problem for anyone. I feel that the residents will become transients that live on the streets if forced to move.

Additionally, Joe has improved all aspects of the property, including but not limited to, cleanup, front landscaping and lockable entry gate to keep the area private and secure. From the street, the property in no way a problem to neighbors or anyone passing by. I believe an injustice will be done if he is forced to evict people who have lived there for years.

Sincerely,

Mike Everard

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City of Antioch, Police Chief

RECEIVED
APR 07 2015
ANTIOCH PD

April 5, 2015

810 Wilbur Associates
810 Wilbur Avenue, Antioch Ca.

c/o: Joe Bosman
698 San Juan Oaks Rd.
Brentwood, Ca.
925/382-5588

Dear Sir:

Code Enforcement has instructed me to write a letter to you requesting that you **arrest** any trespassers on the 810 Wilbur property. This letter was to be attached to the properties records for future dispatch reference.

On April 1st, police had Code Enforcement visit 810 Wilbur Avenue to investigate an ongoing issue with squatters occupying the property. Over the last few years, numerous issues have occurred on this three acre parcel of land. Issues include, but are not limited to, drug dealing and use, squatting, discharge of sewage on the property, generators running all night, thefts and assaults. Huge piles of garbage also have accumulated. This has been a problematic site.

I own and occupy the adjacent parcel, about 3 acres of mixed use property, and together, the parcels comprise about 6 acres. Both parcels are under contract for

development and the developer intends to submit an application with Planning in a couple of weeks.

I have been attempting to root out the problematic squatters over the last several years. 810 Wilbur Associates, the owners of 810 Wilbur Avenue, have recently been kind enough to allow me to oversee the "clean up" of the property. Your help will be greatly appreciated in enforcing the removal of squatters at this property. The following people are allowed to be on the property:

- a. Myself, Joe Bosman
- b. Jeff Buchanen, a 701 Wilbur tenant and grounds keeper.
- c. Any helper of a or b listed above.

I have attached copies of the Notice To Vacate, the 810 Wilbur Deed, a Red Tag photo and an authorization letter from the owners for me to maintain the property.

Once again, please enable your officers to **arrest** these trespassers. They are persistent and troublesome. Most have numerous arrest records. Lloyd Harris Jr., the previous owner, is now locked up for carjacking on Hwy 4...

Your help is very much appreciated and I look forward to the City of Antioch's future. I am aware of the changes occurring and I trust these changes will bring positive change.

Sincerely,

Joe Bosman



ENERGY STA
www.pge.com/MyEn

Service For:

JOE BOSMAN
701 WILBUR AVE STE C
ANTIOCH, CA 94509

Questions about your bill?



ENERGY STA
www.pge.com/MyE

Service For:

TROY REED
701 WILBUR AVE APT B
ANTIOCH, CA 94509



ENERGY STA
www.pge.com/MyEnc

Service For:

JOSEPH BOSMAN
701 WILBUR AVE APT A
ANTIOCH, CA 94509

Questions about your bill?

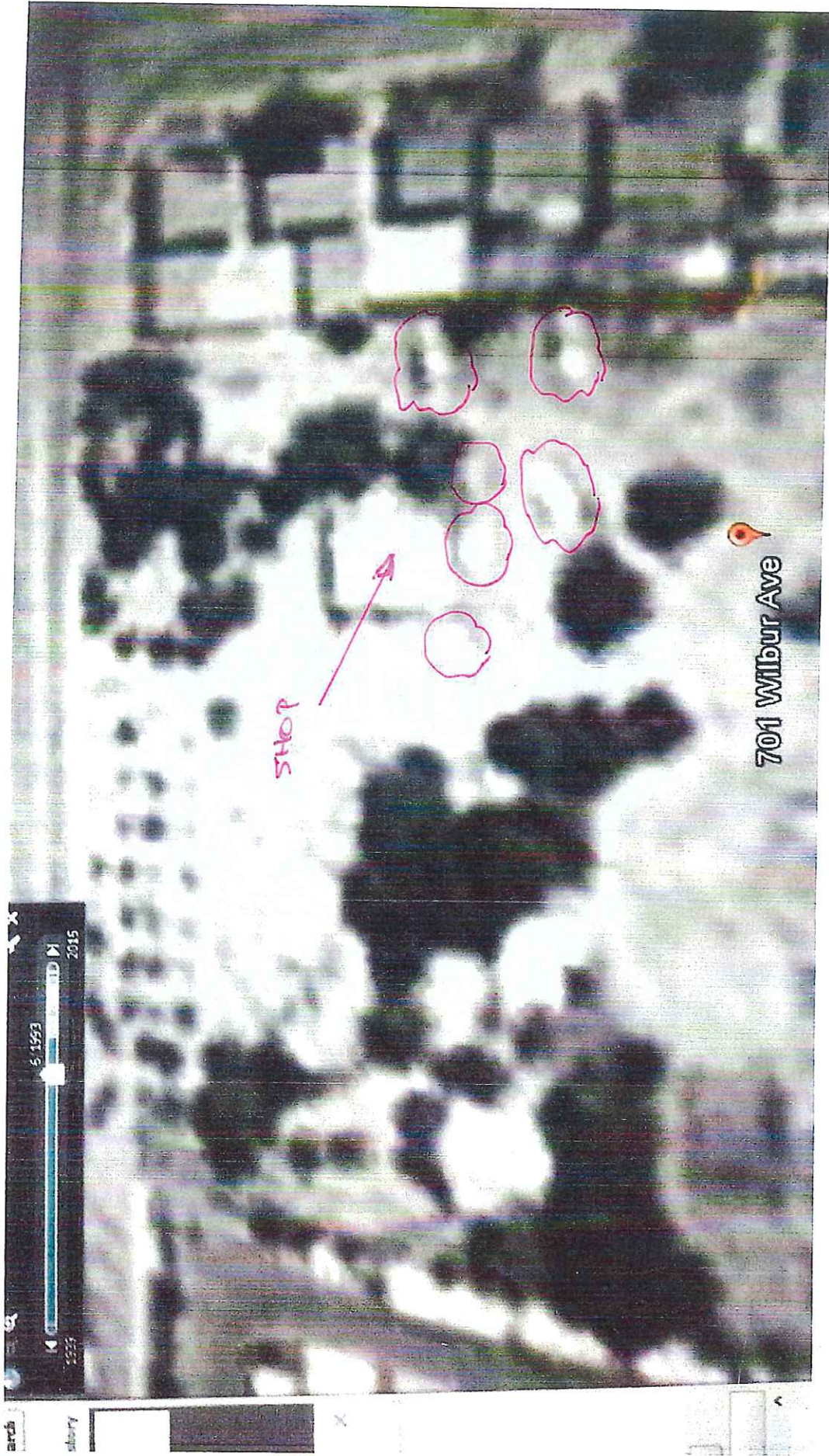
24 hours per day, 7 days per week
Phone: 1-800-743-5000
www.pge.com/MyEnergy

Local Office Address

800 W 2ND ST
ANTIOCH, CA 94509

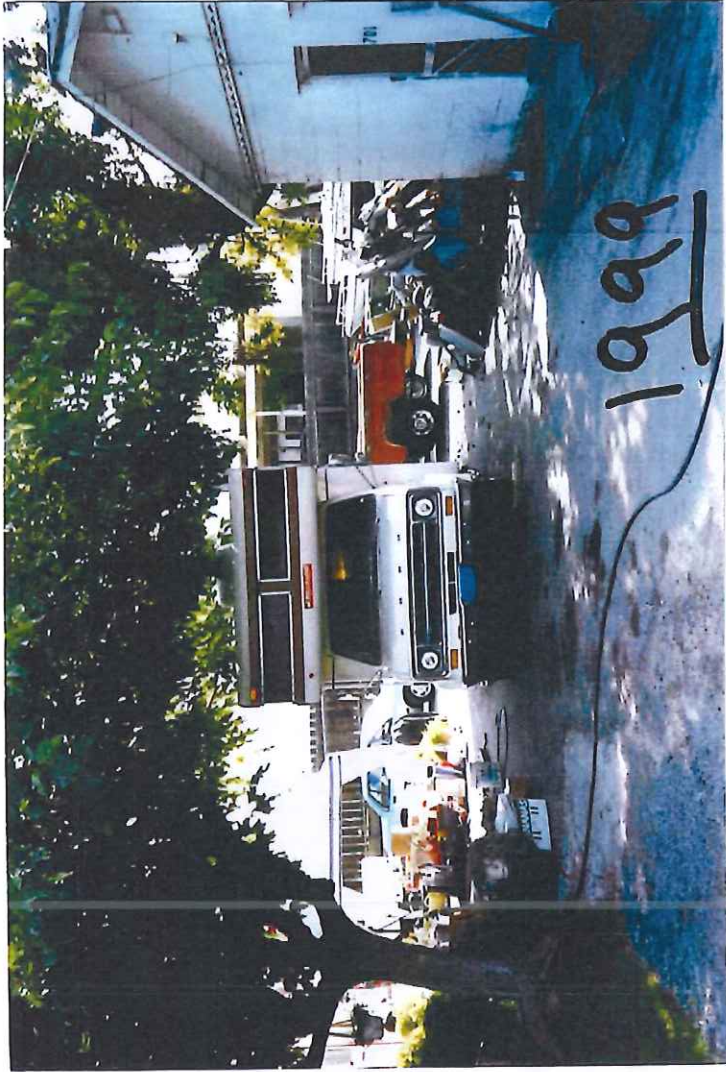
*pd. 5/18/17
do bus. A/c*

6/1993 Google Maps (1 of 2)



○ DENOTES EQUIPMENT OR R.V.'S!

E75



E76



E77

1999



E78

5/1/2017

~ (2448x1377)

5 | 2002
Google Maps



E79

5/1/2017

~ (2448x1377)

6/2007
Google Maps



E80

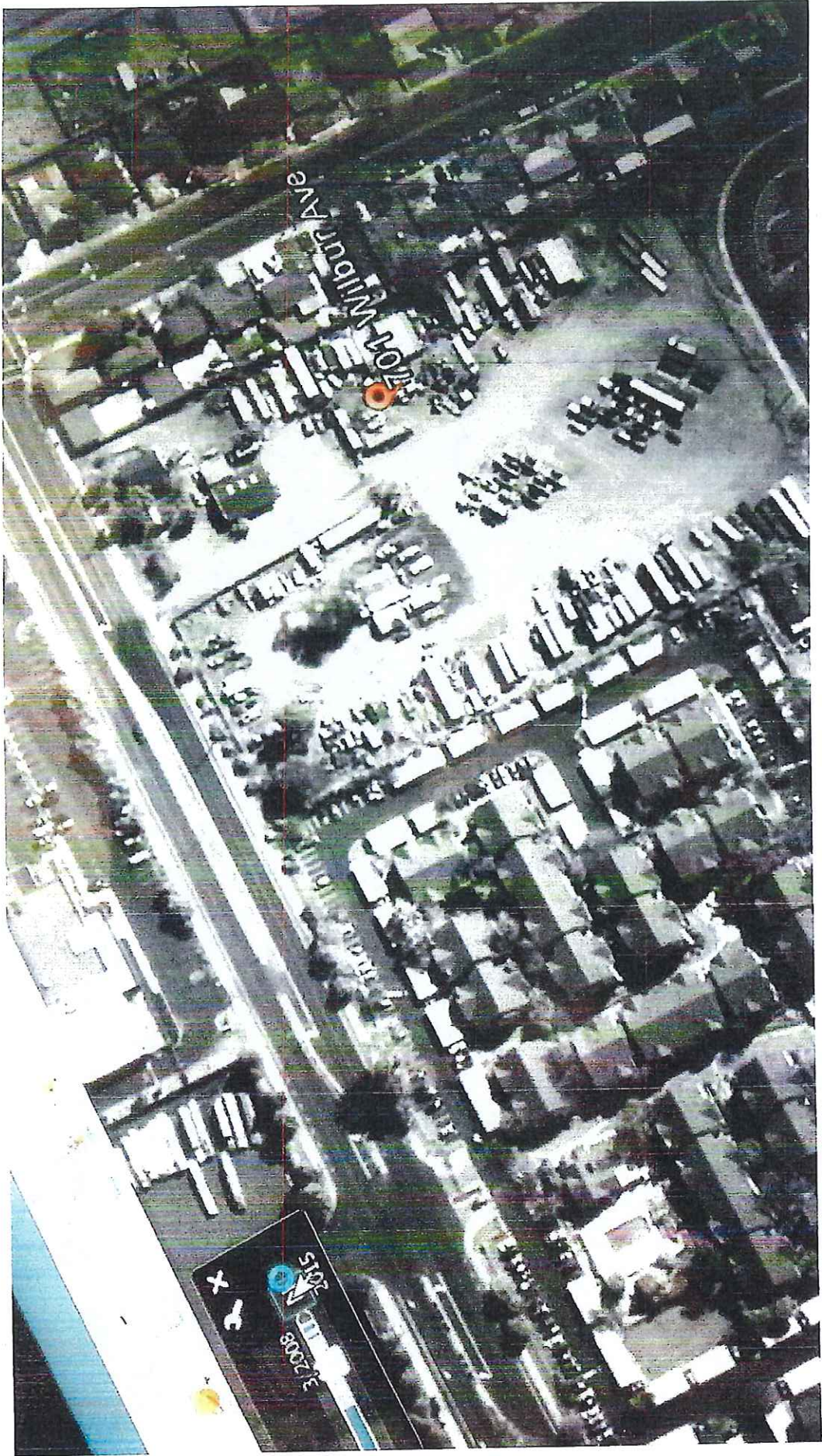
NORTH LAKE DRIVE SEWER JOB,
CITY AUTHORIZED ENGINEERING
YARD.

5/1/2017

~ (2448x1377)

3/2008

Google Maps



E81

5/1/2017

~ (3264x1836)

2017



E82

5/1/2017

~ (3264x1836)

2017



E83

Joe Bosman

6/8/2017

✓ City Clerk; City Attorney; City Council Members

City of Antioch



Re: Case #: CD1701-026

701 Wilbur Avenue

To whom it may concern:

I am in receipt of Deputy City Clerk's letter dated June 2, 2017 regarding denial of my Administrative Appeal on June 1st, 2017. I would like to request the following from the City with regards to this case:

1. A Request of Record of the Board of Administrative Appeals case on June 1st.
2. A Tolling Agreement extending the statute of limitations so that council members may be informed of the ramifications of evicting tenants at 701 Wilbur Avenue, Antioch.
3. Lori Ogorchock, a City of Antioch Council Member, discussed with the City Attorney this morning her willingness for the Antioch City Council to review the Board of Administrative Appeals decision. I am requesting an appeal to City Council based upon this conversation and 1-4.03 of the Antioch Municipal Code.
4. Antioch Municipal Code allows for 90 days (1-4.04) for filing a Judicial Review, yet my Letter of Denial dated June 2, 2017 states I have only 20 days for filing a Judicial Review (53069.4) A clarification of time lines is requested.

Thank you for your assistance,

A handwritten signature in black ink, appearing to read "Joe Bosman". The signature is written over the typed name below it.

Joe Bosman

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