

ANTIOCH CITY COUNCIL

Study Session
7:00 P.M.

February 20, 2007
Council Chambers

Mayor Freitas called the meeting to order at 7:03 P.M., and City Clerk Martin called the roll.

Present: Council Members Kalinowski, Davis, Moore, and Mayor Freitas
Absent: Council Member Simonsen

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Davis led the Council and audience in the Pledge of Allegiance.

STUDY SESSION

1. RENTAL INSPECTION PROGRAM STANDARDS OF MAINTENANCE AND INSPECTION CHECKLIST #203-04

Assistant City Engineer Bernal presented the staff report dated February 13, 2007 recommending the City Council provide direction to staff in order to define the Standards of Maintenance and Inspection Checklist for the Rental Inspection Program.

Following discussion regarding the various aspects of the Rental Inspection Program, the City Council provided the following input:

Definition of Rental Dwelling Unit

- Staff to provide information on how two living units on one parcel will be addressed
- Staff to provide a definition for multi-purpose dwelling

Based upon the previous direction, City Council supported the Definition of Dwelling Unit

Exemptions

- Staff to check on preemption under state law as it pertains to mobile homes and manufactured homes
- Include more specific information regarding residential hotels

Based upon the previous direction, City Council supported the Exemptions.

Types of Units Inspected

- Direction to staff to include both single family and multi-family dwelling units

Standards of Maintenance Expected

- Sidewalk/Driveway (in street right-of-way) – Include in standards
- Rights of Way Encroachments – Held for a recommendation from the Design Standards Committee and City Attorney
- Front Yard Site – Address clear violations of safety issues - Staff directed to bring this item back to the March 27, 2007 City Council meeting for a discussion of registered/operable RV storage and garbage containers
- Rear and Side Yard Site – Include in standards
- Fences and Gates – Include in standards
- Exterior of Main Buildings – Include in standards
- Exterior of Accessory Buildings and Structures – include in standards, provide information to the City Council regarding swimming pool code requirements
- Interior of Main Buildings – Include in standards
- Interior of Accessory Buildings and Structures – Include in standards

Councilmember Moore expressed concern regarding the feasibility of the Rental Inspection Program.

Following review of the Contra Costa County Building Inspection Department Residential Rental Inspection Program (attachments “A and B”) the City Council provided the following comments:

- Page A2 & B2 – Cut weeds that are over 18” high - check for consistency with building and fire codes
- Page A2 & B2 – Paint building/structure and wall/fence that have become so deteriorated.....” – staff directed to provide examples

Councilmember Moore requested the program be as consistent as possible.

Following discussion, Mayor Freitas requested on March 27, 2007, staff provide the City Council with the training program for inspectors.

PUBLIC COMMENTS

William LeRoy, Antioch resident, expressed concern new laws were oppressing old homes, which he felt should not fall within the rental inspection program. Additionally, he noted issues regulated by state and federal laws should not be included in the program. He spoke against requiring RVs to be stored out of public view.

Theresa Karr, representing the California Apartment Association and Contra Costa County, reminded the City Council the program was to provide clean, safe and healthy rental housing. She reviewed and provided the City Council with a copy of her feedback related to the rental inspection program.

Mayor Freitas read written comments from Terry Conger, Antioch resident, who spoke in favor and enforcement of the City's current regulations.

Jeanette O'Sullivan, Antioch resident, requested a copy of the February 20, 2007 Study Session staff report.

City Manager Jakel stated he would bring the item back before the City Council on March 27, 2007. For clarification, City Manager Jakel stated the City would not be issuing citations until after the *RENTAL INSPECTION PROGRAM STANDARDS OF MAINTENANCE AND INSPECTION CHECKLIST* unless there were clear public safety problems.

Mayor Freitas requested the remaining rental inspection issues be discussed on March 27, 2007.

2. NEIGHBORHOOD IMPROVEMENT PROGRAM UPDATE #203-04

NIP Coordinator Graham presented the staff report dated February 14, 2007 recommending the City Council receive and file the report.

PUBLIC COMMENTS - None

COUNCIL RESPONSE TO PUBLIC COMMENTS - None

COUNCIL COMMUNICATIONS

Councilmember Moore reported he would be attending an event in Carson City, Nevada on February, 21, 2007, which would be attended by every major Presidential Democratic Candidate.

STAFF COMMUNICATIONS

City Manager Jakel reminded the City Council there was a regular Council meeting on February 27, 2007.

ADJOURNMENT

With no further business, Mayor Freitas adjourned the meeting at 9:01 P.M. to the next regular Council meeting on February 27, 2007.

Respectfully submitted:

L. JOLENE MARTIN, City Clerk

Approved:

DONALD P. FREITAS, Mayor

Attest:

L. JOLENE MARTIN, City Clerk