



**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

Date: Thursday, January 6, 2022
Time: 3:00 P.M.
Place: **Antioch City Hall – Council Chambers**
200 'H' Street
Antioch, CA 94531

BOARD MEMBERS

Ademuyiwa “Ade” Adeyemi, Vice Chairperson
Marie Livingston
Antwon Webster
Crystal Sawyer-White
Ronald A. Grant
Vacant, Alternate

***PLEASE TURN OFF CELL PHONES BEFORE ENTERING THE MEETING
LOCATION.***

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND CALIFORNIA LAW, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

NOTICE OF OPPORTUNITY TO ADDRESS THE BOARD

The public has the opportunity to address the Board on each agenda item. Please see the Speaker Rules on the inside cover of this Agenda for additional information on public participation.

AGENDA

3:00 P.M. ROLL CALL

Ademuyiwa “Ade” Adeyemi, Vice Chairperson
Marie Livingston
Antwon Webster
Crystal Sawyer-White
Ronald A. Grant
Vacant, Alternate

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – *Only unagendized issues will be discussed during this time.*

1. ELECTION OF CHAIR AND VICE-CHAIR

2. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR NOVEMBER 4, 2021

Recommended Action: Motion to continue the Meeting Minutes to the next meeting.

B. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS AND LIEN PROCESSING FEES FOR THE ACCOUNTS EXCLUDED DUE TO DISPUTES OR EXTENSIONS DURING THE PAST REVIEW PERIOD (FEBRUARY 2021 THROUGH APRIL 2021), AND THE CURRENT REVIEW PERIOD OF MAY 2021 THROUGH SEPTEMBER 2021

Recommendation: The Board of Administrative Appeals shall confirm each assessment and the amount thereof, as proposed or as corrected and modified, and order it assessed against the property. The Board shall also direct 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.

REGULAR AGENDA

OATH for all intending to testify

3. **CASE NO. CE2107-123 / ADMINISTRATIVE CITATION NO. 28521** – APPEAL FILED BY C. RAY JACKSON AND ANNE BREWER, PROPERTY LOCATION AT 1123 COOK STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(2) – OVERGROWN VEGETATION; §7-2.623(A)(2) – ENCROACHMENT; §9-5.1210 – TREES (OVERGROWN).
4. **CASE NO. CE2106-171 / ADMINISTRATIVE CITATION NO. 28523** – APPEAL FILED BY LAURA COCHNAUER, PROPERTY LOCATION AT 1119 MACAULAY STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §5-1.201.1 – UNPERMITTED RV.

NEW ITEM

5. SELECTION OF A PREFERENCE FOR FORMAT OF FUTURE MEETINGS: VIRTUAL OR IN-PERSON

Recommended Action: It is recommended that the Board of Administrative Appeals select a preferred format for future meetings.

WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chairperson/ Vice Chairperson will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*



**STAFF REPORT TO THE BOARD OF ADMINISTRATIVE APPEALS AT THE
HEARING ON JANUARY 6, 2022**

Prepared by: Christina Garcia, CMC, Deputy City Clerk *Cg*

Date: December 30, 2021

Subject: Election of a Chair and Vice-Chair

DISCUSSION

This item is for the Board Members to discuss and elect a Chairperson and Vice-Chairperson to conduct the Board of Administrative Appeals meetings.

FISCAL IMPACT

There is no fiscal impact as all positions are voluntary.

BACKGROUND

The Antioch City Council re-appointed three members to the Board of Administrative Appeals on September 14, 2021. At the City Council Meeting on December 14, 2021, Council appointed two new Board Members to serve on the Board of Administrative Appeals.

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, 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. Meetings are held the first Thursday of every month at 3:00 p.m.; or on other dates as needed.

ATTACHMENT

None.



**STAFF REPORT TO THE BOARD OF ADMINISTRATIVE APPEALS FOR
CONSIDERATION AT THE HEARING ON JANUARY 6, 2022**

Approved by: Christina Garcia, CMC, Deputy City Clerk *Cg*

Date: December 30, 2021

Subject: Board of Administrative Appeals Meeting Minutes of November 4,
2021

RECOMMENDATION

It is recommended that the Board of Administrative Appeals continue the Meeting Minutes of November 4, 2021, to the next meeting.



**STAFF REPORT TO THE BOARD OF ADMINISTRATIVE APPEALS FOR
CONSIDERATION AT THE HEARING ON JANUARY 6, 2022**

Approved by: Curt Michael, Code Enforcement Manager

A handwritten signature in black ink, appearing to be "C. Michael", written over the printed name.

Date: December 27, 2021

Subject: Approval of the Levy of Special Assessments on Certain Properties for Unpaid Administrative Citations & Lien Processing Fees for the accounts excluded due to disputes or extensions during the past review period (February 2021 through April 2021), and the current review period of May 2021 through September 2021

RECOMMENDATION

The Board of Administrative Appeals shall confirm each assessment and the amount thereof, as proposed or as corrected and modified, and order it assessed against the property (Attachment "A"). The Board shall also direct 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.

FISCAL IMPACT

The action will enable the City of Antioch to collect outstanding receivables against properties for the months of February through September, 2021 in the grand total amount of **\$130,875.27.**

BACKGROUND INFORMATION

Pursuant to Antioch Municipal Code §1-5.09 the City may collect any past due Administrative Citation fines, Abatements or late payment charges by use of special assessment liens and all action for recovery of money.

A Notice of Intent to Record Lien (Attachment B) was sent to each property owner who is entitled to notice reflecting the property address directly connected to conditions or activities on the subject real property, assessor's parcel number, the municipal code violation, administrative citation fine and copy of the administrative citations.

ATTACHMENTS

A: List of Assessments

B: Notice of Intent to Record Lien

AR	CASE	APN	AMOUNT	LIEN PROCESSING FEE	SITE ADDRESS	OWNER LAST	OWNER FIRST	MAILING ADDRESS	PAID
AR164220	CE2104-211	055-280-037	\$ 333.00	\$ 296.00	5023 HOLLOW RIDGE WAY	2014-1 1H BORROWER LP		1717 MAIN ST DALLAS TX 75201-4657	
AR164297	CE2104-248	053-300-003	\$ 333.00	\$ 296.00	4608 WOLF WAY	ADAMS	DEBBIE	4608 WOLF WAY	
AR164138	CE2103-179	053-254-007	\$ 333.00	\$ 296.00	4625 GOLDCREST WAY	ADELMANN	JEFFREY AND JESSICA L GUGGIANA	4625 GOLDCREST WAY	
AR164753	CE2103-179	053-254-007	\$ 740.00	\$ 296.00	4625 GOLDCREST WAY	ADELMANN	JEFFREY AND JESSICA L GUGGIANA	4625 GOLDCREST WAY	
AR164029	CE2005-228	075-262-009	\$ 733.00	\$ 296.00	2200 CANTO CT	ARMENDARIZ	JOSE G & TAMRA M	7509 BRIGHTON DR DUBLIN CA 94568-1551	
AR164149	CE2005-228	075-262-009	\$ 1,233.00	\$ 296.00	2200 CANTO CT	ARMENDARIZ	JOSE G & TAMRA M	7509 BRIGHTON DR DUBLIN CA 94568-1551	
AR164030	CE2105-006	055-600-009	\$ 100.00	\$ 296.00	2422 SILVERIA WAY	BANCHERO TRUST, ROBERT AND YVONNE		484 EVERETT DR DANVILLE CA 94526-4215	
AR164302	CE2105-237	052-261-008	\$ 333.00	\$ 296.00	3600 BAYWOOD CIR	BASIR	ABDUL	3600 BAYWOOD CIR	
AR164436	CE2105-237	052-261-008	\$ 733.00	\$ 296.00	3600 BAYWOOD CIR	BASIR	ABDUL	3600 BAYWOOD CIR	
AR164697	CE2105-237	052-261-008	\$ 1,233.00	\$ 296.00	3600 BAYWOOD CIR	BASIR	ABDUL	3600 BAYWOOD CIR	
AR164850	CE2105-237	052-261-008	\$ 1,240.00	\$ 296.00	3600 BAYWOOD CIR	BASIR	ABDUL	3600 BAYWOOD CIR	
AR164098	CE2103-191	067-273-005	\$ 433.00	\$ 296.00	34 W MADILL ST	BASULTO	JOSEPH	34 W MADILL ST	
AR164108	CE2103-159	056-320-026	\$ 1,233.00	\$ 296.00	5536 CEDAR POINT WAY	BROWN	MICHAEL AND SHEILA	5536 CEDAR POINT WAY	
AR163609	CE2012-078	068-422-005	\$ 333.00	\$ 296.00	3331 MOUNTAIRE DR	BUI NGOC T B LE XOAN NGOC		3331 MOUNTAIRE DR	
AR164758	CE2012-093	067-272-008	\$ 440.00	\$ 296.00	207 LAWTON ST	CARTAMO	ARTHUR	207 LAWTON ST	
AR164849	CE2012-093	067-272-008	\$ 840.00	\$ 296.00	207 LAWTON ST	CARTAMO	ARTHUR	207 LAWTON ST	
AR164394	CM2010-001	066-172-006	\$ 733.00	\$ 296.00	40 W 10TH ST	CD DG ANTIOCH LLC		5317 INVERRARY DR PLANO TX 75093-4146	
AR164765	CE2107-164	074-200-013	\$ 533.00	\$ 296.00	4012 CARLA CT	COLLINS	STEPHEN J	4012 CARLA CT	
AR164891	CE2107-164	074-200-013	\$ 740.00	\$ 296.00	4012 CARLA CT	COLLINS	STEPHEN J	4012 CARLA CT	
AR164768	CE2108-025	076-550-002	\$ 340.00	\$ 296.00	ANTIOCH	CONTRA LOMA STATION LLC		11501 NORTHLAKE DR CINCINNATI OH 45249- 1669	
AR164261	CE2102-173	067-294-015	\$ 333.00	\$ 296.00	318 DRAKE ST	DALLIN LLC		8665 E HARTFORD DR SCOTTSDALE AZ 85255- 7807	
AR164654	CE2107-015	072-212-002	\$ 7,200.00	\$ 296.00	4000 CINNABAR ST	DANIELS	BRYAN	4000 CINNABAR ST	
AR164301	CM2105-005	074-171-023	\$ 333.00	\$ 296.00	1605 AUTO CENTER DR	DAYA HOSPITALITY LLC		2817 JUNIPER ST SAN MATEO CA 94403-2742	
AR164096	CE2008-350	072-132-005	\$ 733.00	\$ 296.00	3524 DANA DR	DECHRISTOPHER	PAUL & MARITES	3524 DANA DR	
AR164892	CE2101-110	068-161-007	\$ 740.00	\$ 296.00	2840 CENTER LN	DRUM	LINDA	PO BOX 4404 ANTIOCH CA 94531-4404	
AR164564	CE1911-007	067-244-010	\$ 433.00	\$ 296.00	221 W 17TH ST	DUARTE	MELVIN J	PO BOX 4224 ANTIOCH CA 94531-4224	
AR164314	CE2106-214	067-080-018	\$ 100.00	\$ 296.00	1203 E ST	ELIZONDO	JESUS	1203 E ST	
AR164657	CE2106-214	067-080-018	\$ 733.00	\$ 296.00	1203 E ST	ELIZONDO	JESUS	1203 E ST	
AR164447	CE2104-166	071-175-016	\$ 633.00	\$ 296.00	10 CLEARBROOK RD	ENGEL	ALLA	10 CLEARBROOK RD	
AR164848	CE2104-166	071-175-016	\$ 440.00	\$ 296.00	10 CLEARBROOK RD	ENGEL	ALLA	10 CLEARBROOK RD	
AR164894	CE2108-106	053-181-016	\$ 440.00	\$ 296.00	4701 FAWN HILL WAY	FARMER	CHARLES	4701 FAWN HILL WAY	
AR164223	CE2104-210	089-580-012	\$ 333.00	\$ 296.00	4044 BARN HOLLOW WAY	FENG	KAREN	4044 BARN HOLLOW WAY	
AR164684	CE2106-032	067-321-002	\$ 733.00	\$ 296.00	202 WILLIAM REED DR	FONSECA	MARIA & RICARDO	202 WILLIAM REED DR	

AR164685	CE2106-032	067-321-002	\$ 333.00	\$ 296.00	202 WILLIAM REED DR	FONSECA	MARIA & RICARDO	202 WILLIAM REED DR	
AR164708	CE2106-032	067-321-002	\$ 1,240.00	\$ 296.00	202 WILLIAM REED DR	FONSECA	MARIA & RICARDO	202 WILLIAM REED DR	
AR164274	CE2105-142	071-171-024	\$ 333.00	\$ 296.00	3517 CLAYBURN RD	GARZA	BRANDY	3517 CLAYBURN RD	
AR164658	CE2105-142	071-171-024	\$ 733.00	\$ 296.00	3517 CLAYBURN RD	GARZA	BRANDY	3517 CLAYBURN RD	
AR164677	CE2105-194	055-280-052	\$ 333.00	\$ 296.00	1118 CRESTHAVEN CT	GONZALES MORENO	OMAR J	1118 CRESTHAVEN CT	
AR164709	CE2105-194	055-280-052	\$ 740.00	\$ 296.00	1118 CRESTHAVEN CT	GONZALES MORENO	OMAR J	1118 CRESTHAVEN CT	
AR164311	CE2106-248	055-250-068	\$ 100.00	\$ 296.00	2524 CROCKER WAY	GRANT	KATHERINE L	2524 CROCKER WAY	
AR164650	CE2106-248	055-250-068	\$ 733.00	\$ 296.00	2524 CROCKER WAY	GRANT	KATHERINE L	2524 CROCKER WAY	
AR164111	CE2104-136	056-350-065	\$ 733.00	\$ 296.00	5006 LEDGEWOOD CT	GU JUNYAO KONG LINGYU		5006 LEDGEWOOD CT	
AR164890	CE2108-107	053-310-059	\$ 340.00	\$ 296.00	4526 ELKHORN WAY	HA	TRUNG	4526 ELKHORN WAY	
AR164764	CE2105-259	068-131-013	\$ 340.00	\$ 296.00	23 E MADILL ST	HARRIS	JAMES	23 E MADILL ST	
AR164037	CE2103-173	076-502-027	\$ 733.00	\$ 296.00	2205 TYLER CT	HELLSTROM TRE	LAWRENCE T	2030 HOLLY DR CONCORD CA 94521-1540	
AR164035	CE1910-320	065-085-008	\$ 2,233.00	\$ 296.00	109 E 13TH ST	HERNANDEZ	MARTINE	109 E 13TH ST	
AR164291	CE1910-320	065-085-008	\$ 2,233.00	\$ 296.00	109 E 13TH ST	HERNANDEZ	MARTINE	109 E 13TH ST	
AR164707	CE1910-320	065-085-008	\$ 1,240.00	\$ 296.00	109 E 13TH ST	HERNANDEZ	MARTINE	109 E 13TH ST	
AR164430	CE2102-130	055-290-060	\$ 333.00	\$ 296.00	1116 RIDGEGATE CT	HOBBS	MATT JAMES	1116 RIDGEGATE CT	
AR164660	CE2102-130	055-290-060	\$ 733.00	\$ 296.00	1116 RIDGEGATE CT	HOBBS	MATT JAMES	1116 RIDGEGATE CT	
AR164662	CE2102-130	055-290-060	\$ 1,233.00	\$ 296.00	1116 RIDGEGATE CT	HOBBS	MATT JAMES	1116 RIDGEGATE CT	
AR164095	CE2012-206	067-154-003	\$ 333.00	\$ 296.00	1126 MACAULAY ST	INABA	GRANT	1126 MACAULAY ST	
AR164667	CE2106-170	067-154-003	\$ 333.00	\$ 296.00	1126 MACAULAY ST	INABA	GRANT	1126 MACAULAY ST	
AR164676	CE2107-187	071-033-011	\$ 100.00	\$ 296.00	2748 EL REY ST	JILES	JANAE Z	2748 EL REY ST	
AR164898	CE2106-152	053-183-008	\$ 440.00	\$ 296.00	4646 ANTELOPE WAY	JUBB	LAWRENCE D	198 S 16TH ST SAN JOSE CA 95112-2152	
AR164679	CE2107-021	052-390-010	\$ 333.00	\$ 296.00	3933 E LARKSPUR DR	KHELLA	ANTON S & MONA	3933 E LARKSPUR DR	
AR164700	CE2108-059	053-310-063	\$ 100.00	\$ 296.00	4542 ELKHORN WAY	LAU	BILL L & MA LINDA	829 HEAD ST SAN FRANCISCO CA 94132-2813	
AR164767	CE2108-202	053-310-063	\$ 840.00	\$ 296.00	4542 ELKHORN WAY	LAU	BILL L & MA LINDA	829 HEAD ST SAN FRANCISCO CA 94132-2813	
AR164100	CE2103-210	075-550-040	\$ 1,233.00	\$ 296.00	5260 JUDSONVILLE DR	LIM	KYMENG	5260 JUDSONVILLE DR	
AR164304	CE2104-049	076-222-020	\$ 333.00	\$ 296.00	2769 BARCELONA CIR	LINDEMAN	GARY B & SHELLEY A	2769 BARCELONA CIR	
AR164756	CE2107-207	056-076-007	\$ 740.00	\$ 296.00	4827 CHISM WAY	LIU	YUFANG	4 ADMIRALTY PL REDWOOD CITY CA 94065-1274	
AR164887	CE2107-207	056-076-007	\$ 1,240.00	\$ 296.00	4827 CHISM WAY	LIU	YUFANG	4 ADMIRALTY PL REDWOOD CITY CA 94065-1274	
AR164686	CE2106-079	053-480-045	\$ 333.00	\$ 296.00	4945 SPUR WAY	MANUEL & ELBA GOMEZ TRE		11 GRAND ROYALE CT ALAMO CA 94507-2402	
AR164696	CE2106-079	053-480-045	\$ 733.00	\$ 296.00	4945 SPUR WAY	MANUEL & ELBA GOMEZ TRE		11 GRAND ROYALE CT ALAMO CA 94507-2402	
AR164277	CE2104-286	076-330-174	\$ 333.00	\$ 296.00	1904 SAN JOSE DR	MAROTTA	JAIME H	1904 SAN JOSE DR	
AR164392	CE2104-286	076-330-174	\$ 733.00	\$ 296.00	1904 SAN JOSE DR	MAROTTA	JAIME H	1904 SAN JOSE DR	
AR164889	CE2106-096	067-157-003	\$ 440.00	\$ 296.00	1013 W 14TH ST	MARTINEZ	FELIX	1013 W 14TH ST	
AR164442	CE2106-189	071-102-058	\$ 533.00	\$ 296.00	2814 LONE TREE WAY	MARTINEZ	ISRAEL	3119 CLAYTON RD CONCORD CA 94519-2732	
AR164101	CE2101-154	055-050-022	\$ 733.00	\$ 296.00	1001 STONECREST DR	MENA	ANTHONY A	1001 STONECREST DR	
AR164219	CE2101-154	055-050-022	\$ 1,233.00	\$ 296.00	1001 STONECREST DR	MENA	ANTHONY A	1001 STONECREST DR	

AR164315	CE2007-227	051-346-003	\$ 433.00	\$ 296.00	2821 CAROB ST	MICHAEL G GOSZULAK TRE		2821 CAROB ST	
AR164107	CE2103-197	056-280-045	\$ 333.00	\$ 296.00	5453 SAN MARTIN WAY	MILLER	JAMES	5453 SAN MARTIN WAY	
AR164221	CE2103-197	056-280-045	\$ 733.00	\$ 296.00	5453 SAN MARTIN WAY	MILLER	JAMES	5453 SAN MARTIN WAY	
AR164290	CE2103-197	056-280-045	\$ 1,233.00	\$ 296.00	5453 SAN MARTIN WAY	MILLER	JAMES	5453 SAN MARTIN WAY	
AR164146	CD1611-039	066-191-005	\$ 533.00	\$ 296.00	604 H ST	MOURA	DEANNE	PO BOX 4133 ANTIOCH CA 94531-4133	
AR164269	CD1611-039	066-191-005	\$ 733.00	\$ 296.00	604 H ST	MOURA	DEANNE	PO BOX 4133 ANTIOCH CA 94531-4133	
AR164117	CE2103-145	065-161-015	\$ 658.27	\$ 296.00	1413 MARIE AVE	NAJERA	KATHLEE A TRE	93 N NEWPORT DR NAPA CA 94559-4822	
AR164429	CE2010-175	065-161-015	\$ 333.00	\$ 296.00	1413 MARIE AVE	NAJERA	KATHLEE A TRE	93 N NEWPORT DR NAPA CA 94559-4822	
AR164680	CE2107-012	056-050-014	\$ 333.00	\$ 296.00	4457 SHANNONDALE DR	NEVAREZ	HECTOR C JR & ISABEL H	4457 SHANNONDALE DR	
AR164752	CE2107-012	056-050-014	\$ 740.00	\$ 296.00	4457 SHANNONDALE DR	NEVAREZ	HECTOR C JR & ISABEL H	4457 SHANNONDALE DR	
AR164895	CE2108-130	053-300-010	\$ 340.00	\$ 296.00	4636 WOLF WAY	PENG	CALVIN JIA-SING & SUSAN SHIHYIH LO	200 ROSADO RD FREMONT CA 94539-3728	
AR163527	CE2008-328	067-221-008	\$ 833.00	\$ 296.00	604 W 19TH ST	PETROPOULOUS TRE	NICK	779 SWEETBAY DR SUNNYVALE CA 94086-8351	
AR163653	CE2008-328	067-221-008	\$ 1,733.00	\$ 296.00	604 W 19TH ST	PETROPOULOUS TRE	NICK	779 SWEETBAY DR SUNNYVALE CA 94086-8351	
AR164112	CE2105-064	071-012-003	\$ 200.00	\$ 296.00	1032 SAN CARLOS DR	PETTY	ROBERT LAWRENCE	1032 SAN CARLOS DR	
AR164272	CE2105-064	071-012-003	\$ 1,233.00	\$ 296.00	1032 SAN CARLOS DR	PETTY	ROBERT LAWRENCE	1032 SAN CARLOS DR	
AR164432	CE2106-037	056-350-055	\$ 433.00	\$ 296.00	5173 DEERSPRING WAY	POPAL	HAROON A	5173 DEERSPRING WAY	
AR164652	CE2106-037	056-350-055	\$ 1,233.00	\$ 296.00	5173 DEERSPRING WAY	POPAL	HAROON A	5173 DEERSPRING WAY	
AR164839	CE2107-267	067-293-016	\$ 640.00	\$ 296.00	442 DRAKE ST	PROFESSIONAL REAL ESTATE INV		5252 JUDSONVILLE DR ANTIOCH CA 94531-8512	
AR164852	CE2108-096	067-192-004	\$ 540.00	\$ 296.00	516 W 17TH ST	PROFESSIONAL REAL ESTATE INV		PO BOX 3782 ANTIOCH CA 94531-3782	
AR164674	CE2107-031	071-045-018	\$ 100.00	\$ 296.00	2749 CAPISTRANO ST	RIMMEL	TRUDY M	2749 CAPISTRANO ST	
AR164675	CE2107-031	071-045-018	\$ 733.00	\$ 296.00	2749 CAPISTRANO ST	RIMMEL	TRUDY M	2749 CAPISTRANO ST	
AR164669	CE2106-232	072-111-015	\$ 333.00	\$ 296.00	356 GRANITE CIR	RIOS	NATALIE MARGARITA	356 GRANITE CIR	
AR164104	CE2103-188	068-141-028	\$ 433.00	\$ 296.00	2404 SUNSET DR	RISSAS	MAUD	PO BOX 883 SAN RAMON CA 94583-5883	
AR164437	CE2103-188	068-141-028	\$ 833.00	\$ 296.00	2404 SUNSET DR	RISSAS	MAUD	PO BOX 883 SAN RAMON CA 94583-5883	
AR164647	CE2106-059	052-301-003	\$ 733.00	\$ 296.00	4132 FOLSOM DR	ROJAS	MARELINO & TRICIA	4132 FOLSOM DR	
AR164713	CE2106-059	052-301-003	\$ 1,240.00	\$ 296.00	4132 FOLSOM DR	ROJAS	MARELINO & TRICIA	4132 FOLSOM DR	
AR164389	CE2106-059	052-301-003	\$ 333.00	\$ 296.00	4132 FOLSOM DR	ROJAS	MARELINO & TRICIA	4132 FOLSOM DR	
AR164144	CM2009-007	076-432-023	\$ 1,699.00	\$ 296.00	2309-2315 BUCHANAN RD 2315	SHARIFI	SAMMY	2292 RESERVE DR BRENTWOOD CA 94513-4274	
AR164760	CE2103-131	068-042-009	\$ 1,740.00	\$ 296.00	1925 ALPHA WAY	SIGH	NARESHWAR VISHAL KAUR BEERA	2817 E CASTLE PINES TER DUBLIN CA 94568-1176	
AR164664	CE2107-054	056-050-039	\$ 333.00	\$ 296.00	4444 SHANNONDALE DR	SLOAN	TINA	4444 SHANNONDALE DR	
AR164672	CE2107-036	071-031-004	\$ 100.00	\$ 296.00	2720 CAPISTRANO ST	STILLINGS	TERESA	2720 CAPISTRANO ST	
AR164673	CE2107-036	071-031-004	\$ 733.00	\$ 296.00	2720 CAPISTRANO ST	STILLINGS	TERESA	2720 CAPISTRANO ST	

AR164150	CE2101-183	076-284-004	\$ 333.00	\$ 296.00	3212 S FRANCISCO WAY	SUTTER	DAVID M AND MELISSA HUNT	3212 S FRANCISCO WAY	
AR164268	CE2101-183	076-284-004	\$ 733.00	\$ 296.00	3212 S FRANCISCO WAY	SUTTER	DAVID M AND MELISSA HUNT	3212 S FRANCISCO WAY	
AR164653	CE2106-115	053-331-005	\$ 333.00	\$ 296.00	4620 WOODBRIDGE WAY	SWH 2017-1 BORROWER LP		1131 W WARNER RD STE 102 TEMPE AZ 85284-2891	
AR164694	CE2106-115	053-331-005	\$ 740.00	\$ 296.00	4620 WOODBRIDGE WAY	SWH 2017-1 BORROWER LP		1131 W WARNER RD STE 102 TEMPE AZ 85284-2891	
AR164754	CE2106-115	053-331-005	\$ 1,240.00	\$ 296.00	4620 WOODBRIDGE WAY	SWH 2017-1 BORROWER LP		1131 W WARNER RD STE 102 TEMPE AZ 85284-2891	
AR164316	CE2105-158	071-031-028	\$ 433.00	\$ 296.00	2709 DOLORES ST	TAGALOA	THOMASINA	2709 DOLORES ST	
AR164110	CE2102-242	074-173-030	\$ 533.00	\$ 296.00	1508 CRESTVIEW DR	TAH 2018-1 BORROWER LLC		1508 BROOKHOLLOW DR SANTA ANA CA 92705-5426	
AR164271	CE2102-242	074-173-030	\$ 1,233.00	\$ 296.00	1508 CRESTVIEW DR	TAH 2018-1 BORROWER LLC		1508 BROOKHOLLOW DR SANTA ANA CA 92705-5426	
AR164706	CE2102-242	074-173-030	\$ 1,240.00	\$ 296.00	1508 CRESTVIEW DR	TAH 2018-1 BORROWER LLC		1508 BROOKHOLLOW DR SANTA ANA CA 92705-5426	
AR164295	CE2006-208	076-350-042	\$ 2,733.00	\$ 296.00	2928 GARFIELD PL	THOMPSON TRE	DENISE	2712 BALBOA CT ANTIOCH CA 94509-4219	
AR164393	CE2006-208	076-350-042	\$ 4,233.00	\$ 296.00	2928 GARFIELD PL	THOMPSON TRE	DENISE	2712 BALBOA CT ANTIOCH CA 94509-4219	
AR164312	CE2106-213	053-192-011	\$ 100.00	\$ 296.00	4501 DEERHORN CT	THR CALIFORNIA LP		1717 MAIN ST DALLAS TX 75201-4657	
AR164649	CE2106-213	053-192-011	\$ 733.00	\$ 296.00	4501 DEERHORN CT	THR CALIFORNIA LP		1717 MAIN ST DALLAS TX 75201-4657	
AR164661	CE2106-213	053-192-011	\$ 1,233.00	\$ 296.00	4501 DEERHORN CT	THR CALIFORNIA LP		1717 MAIN ST DALLAS TX 75201-4657	
AR164668	CE2106-251	076-072-001	\$ 433.00	\$ 296.00	1228 MISSION DR	TRAN	TAI TAN & LAI THI NGUYEN	1228 MISSION DR	
AR164766	CE2107-235	071-410-022	\$ 340.00	\$ 296.00	913 BARNESLEY CT	VIVEROS	DAWN ARCHER AND GILBERTO CARRANZA	913 BARNESLEY CT	
AR164105	CM2102-010	074-123-009	\$ 1,699.00	\$ 296.00	3215 FAIRVIEW DR	WEC97H-CALIF INVESTMENT TRUST		480 SCHOOL ST FREMONT CA 94536-2830	
AR164099	CE2104-159	067-333-076	\$ 1,233.00	\$ 296.00	2105 L ST	WILKINSON	RICHARD A & CYNTHIA	608 BRADFORD PL DANVILLE CA 94526-2302	
AR164759	CE2107-092	053-690-002	\$ 340.00	\$ 296.00	2486 BLUEROCK DR	WU	GUIDI	673 MOSCOW ST SAN FRANCISCO CA 94112-3548	
AR164434	CE2103-049	053-610-038	\$ 333.00	\$ 296.00	2521 CRYSTAL WAY	ZUNIGA	EFRAIN	2521 CRYSTAL WAY	
			\$ 94,763.27	\$ 36,112.00					
			Total:	\$ 130,875.27					



NOTICE OF INTENT TO RECORD LIEN

[DATE]

[OWNER NAME]

[OWNER ADDRESS]

[OWNER CITY], [OWNER STATE] [OWNER ZIP]

SUBJECT: NOTICE OF INTENT TO RECORD LIEN

Address: [SITE ADDRESS]

Parcel No. [SITE APN]

Case No. [CASE NO]

PLEASE BE ADVISED, the City of Antioch claims a special assessment of **\$(BAL DUE)** pursuant to Cal. Gov't Code §38773.5 and Antioch Municipal Code §1-5.09 for unpaid Administrative Citations and penalties relating to the above referred to real property. **Said fines and late penalties are not subject to appeal.**

On Thursday, January 6, 2022, at 3:00 P.M. the **ADMINISTRATIVE BOARD OF APPEALS** will receive the proposed assessment for hearing and confirmation. Should you object to our **INTENT TO RECORD LIEN** and choose to challenge it at the hearing, **you must** submit any and all objections in writing to the City Clerk at least three (3) days prior to the date of said hearing. In addition, you will need to pay the required \$50.00 appeal fee. Failure to submit written objections to the City Clerk at least three (3) days prior to the hearing date shall constitute a waiver of any such objections.

Fines and late penalties are not subject to appeal. You may only object to the INTENT TO RECORD LIEN. Objections are on the basis that said fines and late penalties have been paid in full.

BE FURTHER ADVISED that the amount of the assessment shall be recorded with the Contra Costa County Recorder's office on **January 11, 2022**. To avoid recordation, please make payment to the City of Antioch, on or before **January 3, 2022**. Failure to respond to this notice shall not affect the validity of the proceedings. Please be aware that if a lien is recorded on your property there will be additional fees to record, and release said lien.

**CITY OF ANTIOCH
COST RECOVERY/COMMUNITY DEVELOPMENT
P.O. BOX 5007
ANTIOCH, CA 94531-5007**

It is my desire that you will comply with this final notice, thus relieving the City of any further action. If you have any questions or wish to discuss this matter, please call Code Enforcement at **(925) 779-7042**.

Sincerely,

A handwritten signature in black ink, appearing to read "Curt Michael", is written over a horizontal line.

Curt Michael
Code Enforcement Manager
cc: City Attorney

Community Development Department
Code Enforcement Division

STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL FOR CONSIDERATION AT THE HEARING ON JANUARY 6, 2022

PREPARED BY: Amanda Lunsford, Code Enforcement Officer

PREPARED FOR: Administrative Board of Appeals

APPROVED BY: Curt Michael, Code Enforcement Manager

DATE: December 29, 2021

SUBJECT: Case No. CE2107-123
1123 Cook St. Antioch, CA 94531
Violation of Antioch Municipal Codes:
5-2.202(A)(2); 7-2.623(A)(2); 9-5.1210

REQUEST:

Ray C. Jackson and Anne Brewer, has requested a hearing to appeal Citation #28521, issued August 11, 2021 for the following violations of the Antioch Municipal Code:

§ 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:

(A) *Property inadequately maintained.*

(2) Premises on which overgrown, dead or decayed trees, weeds or other vegetation pose a risk of harm to the public, or constitute visual blight or reduce the aesthetic appearance of the neighborhood, or are offensive to the senses, or are detrimental to the use and enjoyment of nearby properties, or reduce nearby property values due to its visibility from the public right-of-way;

§7-2.623 NO ENCROACHMENT OF PUBLIC RIGHT OF WAY

(A) Planting or erection

(2) No tree, hedge, shrub, or other planting whatever, fence, or similar structure shall be maintained across any existing walkway in a sidewalk area or shoulder. No encroachment of any nature which impedes/obstructs the public right-of-way or which impedes adequate sight distance.

§ 9-5.1210 REGULATIONS ON TREE LOCATIONS. Trees planted on private property, outside of a city right-of-way, shall be at least five feet from the sidewalk. Branches from such trees shall be trimmed to clear the sidewalk by at least seven feet and to clear the street by at least 14 feet.

BACKGROUND INFORMATION:

On 07/13/2021, I performed an inspection of the property located at 1123 Cook St. I noted massive overgrown encroaching trees, shrubs, and weeds. The trees, shrubs, and weeds were encroaching upon the public right of way and there is a line-of-sight issue in regard to the vehicles entering/exiting the driveway. The garbage cans were placed upon the edge of the driveway and there was an unregistered vehicle parked in the driveway. There appeared to be junk and misc. debris in the inner landscape portion of the yard. I issued a notice of violation advising of the violations and requesting all violations be corrected within 10 days. True and accurate copies of the notice of violation and photographs from July 13, 2021, are attached as “ATTACHMENT 1”.

On 07/13/2021, I attempted phone contact with the property owner. I spoke with his sister Rebecca Jackson who currently resides in the home and takes care of her elderly mother. She was completely offended that I worked in Antioch but did not live in Antioch. She wanted the complete bio of all code officers, names, cities in which they reside, and how long they had been working for the City of Antioch. I declined to answer. “Code Officers are misinterpreting the municipal codes, and her property is in full compliance.” I offered to meet her at her property, and she declined the invitation. “We are in the middle of a pandemic, and I am compromised.” She agreed to meet me at the office. I have created a hardship because COVID is far from over and she is still in full lockdown. If I make her cut her trees it is leaving her, as the current resident, unsafe. I stated that I am more than happy to explain the violations upon the property in person. “All other code officers have cleared my property in the past.” I attempted to explain the line-of-sight issue with the hedges and trees blocking her view when exiting her driveway. She will call me back later today or tomorrow to set a time to meet me at the office. She has 10 days to bring the property into compliance unless an extension is requested. She requested the Code Enforcement Manager’s phone number. I provided the information. No extension was requested.

On 07/19/2021, I attempted phone contact with Rebecca to discuss all violations on the property. I left a message requesting a call back. I requested a date and time she would like to come into the office to discuss the violations on the property.

01/06/22

On 07/19/2021, I received a call back with a message from Rebecca. She was extremely upset. She cannot believe my expectation was to meet with her this soon. She does not have time for me or my issuance of the notice of violation... The line disconnected.

On 08/12/2021, Upon reinspection of the property, I noted all violations remained except for two, the vehicle that was now registered current. (License plate #4WBR779, valid till 06/22) The house numbers were visible on the mailbox and curb. The weeds, shrubs, and trees were overgrown surrounding the property and encroaching upon the public right of way creating a line-of-sight issue when entering or exiting the driveway. I issued a citation, citation #28521, in the amount of \$540.00.

Citation #28521

\$100.00 AMC 5-1.202(A)(2) Overgrown vegetation

\$100.00 AMC 7-2.623(A)(2) Encroachment

\$100.00 AMC 9-5.1210 Overgrown trees

\$240.00 Reinspection fee

\$540.00 Total

True and accurate copies of the citation and photographs from July 13, 2021, are attached as "ATTACHMENT 2".

On 08/23/2021, I received a phone call from Ray Jackson, the property owner and brother of the tenant, Rebecca Jackson. He advised me that his sister was appealing the citation. She has had many dealings with code enforcement, and she believes she is not in the wrong. Her house is in full compliance with the Antioch Municipal Code, and she will not be correcting any of the vegetation or line of sight issues. He stated she is difficult to deal with and stubborn at times. She will need to have her say and hear she is wrong before she corrects anything. I offered to meet the property owner Ray, at the property to show him why the line-of-sight issues were so important to correct. He declined. I advised the property owner that the property belonged to him, and we inevitably hold the property owner accountable for all remaining violations. He wanted to verify that all citations will stop until the hearing scheduled for October 7th. The house remains out of compliance.

On 09-28-2021, I reinspected the property for compliance. The property remains out of compliance. There are trees, shrubs, and overgrown vegetation encroaching upon the public right of way and street. There is overgrown vegetation on both side yards. The line-of-sight issue remains when entering/exiting the driveway and pulling onto Cook St from Macaulay St. True and accurate copies of the citation and photographs September 28, 2021, are attached as "ATTACHMENT 3".

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Attached as "ATTACHMENT 4" is a reference to AMC 9-5.1101 which details line of site concerns for corners and driveways

RECOMMENDATION:

01/06/22

Recommendation to uphold Citation #28521 in the amount of \$540.00 issued to Ray C. Jackson and Ann Brewer on August 11-2021, for violation of Antioch Municipal Code sections 5-1.202(A)(2), 7-2.623(A)(2), and 9-5.1210.

ANTIOCH CALIFORNIA

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

To: PROPERTY OWNER
 Location of property: 1123 COOK ST
 APN: 067-194-001 Date of Inspection: 7-13-21 Case #: CE2107-123

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 Section:

<input type="checkbox"/>	4-16.03 - Major automotive repairs in public view in a residential district.
<input checked="" type="checkbox"/>	5-1.202(A)(1)(a) - Property inadequately maintained. Inoperable equipment, junk, rubbish, building materials, and/or containers in public view.
<input checked="" type="checkbox"/>	5-1.202(A)(2) - Overgrown, dead or decayed trees, weeds or other vegetation posing a risk of harm to the public and/or create visual blight.
<input type="checkbox"/>	5-1.202(B) - Building or structures which are broken, deteriorated, or in a state of disrepair including: walls, fences, signs, retaining walls.
<input type="checkbox"/>	5-1.202(C)(1) - Vacant building, structure or other property that is unsecured.
<input checked="" type="checkbox"/>	5-1.202(D) - Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof, including watercraft.
<input type="checkbox"/>	5-1.202(D)(2) - Parking on unpaved surface.
<input type="checkbox"/>	6-3.02 - Solid waste and recycling; mandatory service.
<input checked="" type="checkbox"/>	7-2.623(A)(2) - No encroachment of any nature which impedes/obstructs the public right-of-way or which impairs adequate sight distance.
<input type="checkbox"/>	8-1.02 - Building permits required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building.
<input type="checkbox"/>	9-5.1101 - Sight obstructions at intersections (and driveways).
<input checked="" type="checkbox"/>	9-5.1210 - Tree branches shall be trimmed at least 7 feet over the sidewalk and 14 feet over the street.
<input type="checkbox"/>	9-5.3830 - It shall be unlawful to keep or maintain any recreational vehicle as a temporary or permanent residence upon any lot or parcel.
<input type="checkbox"/>	5-1.201.1 - Parking or storing recreational vehicle on the front of the property, including the driveway.
<input type="checkbox"/>	Other: <u>8-02 ADDRESS #'S NOT IN VIEW</u>

Required Corrections: You must correct the violation(s) noted above by the deadline on this notice.

A re-inspection will be performed on or shortly after the deadline. If you fail to correct the violation(s) by the deadline on this notice, the City may issue Administrative Citations which carry fines ranging from \$100 to \$1,000 per violation for every day the violation(s) are permitted to remain. A re-inspection fee of \$233 will be added to each citation. In addition to citations, the City may take any other legal action(s) necessary to bring the property into compliance.

If you have questions regarding this notice, you may contact me at the number indicated below.

Notes: REMOVE UNREGISTERED VEHICLE. CUT ALL OVERGROWN
ENCROACHING WEEDS TREES AND SHRUBS. CANNOT
BLOCK HOUSE OR HOUSE #'S EMERGENCY PERSONEL
CONCERN.
CALL OFFICE IMMEDIATELY 925 779-6156

The property owner is responsible for all costs involved with the City's investigation of this nuisance including citations, inspection fees, hearing costs, and any other cost incurred by the City if forced to abate this nuisance.

Correct violation(s) by: 7-23-21

Officer: A.I

Request building permit(s) by: _____

Phone: 925-779-6156 Date: 7-13-21

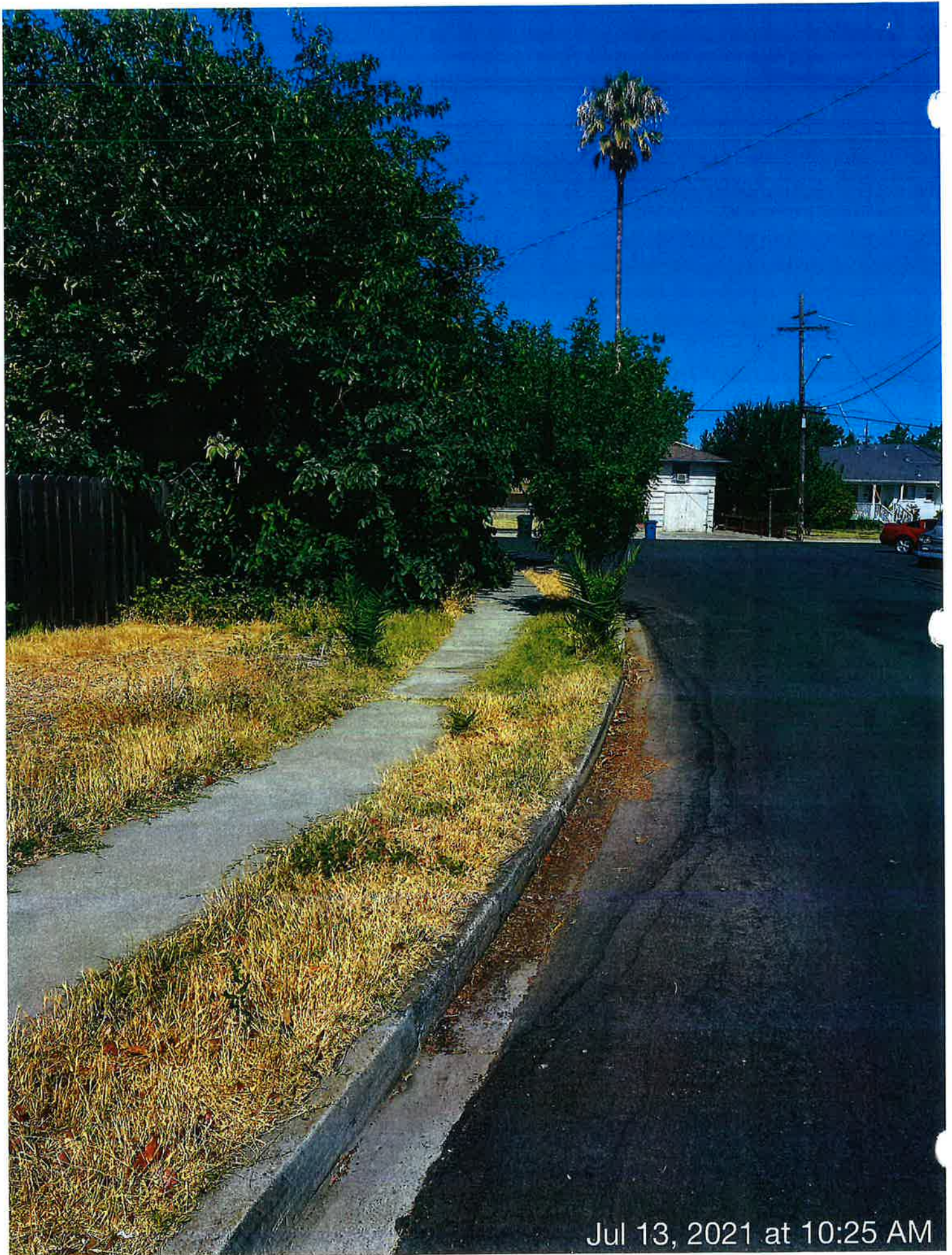
Community Development Department - Code Enforcement

P.O. Box 5007 • 200 H Street • Antioch, CA 94531-5007 • Tel: 925-779-7042 • Fax: 925-779-7034 • www.ci.antioch.ca.us

WHITE - FILE / YELLOW - OWNER / PINK - POST

06/19

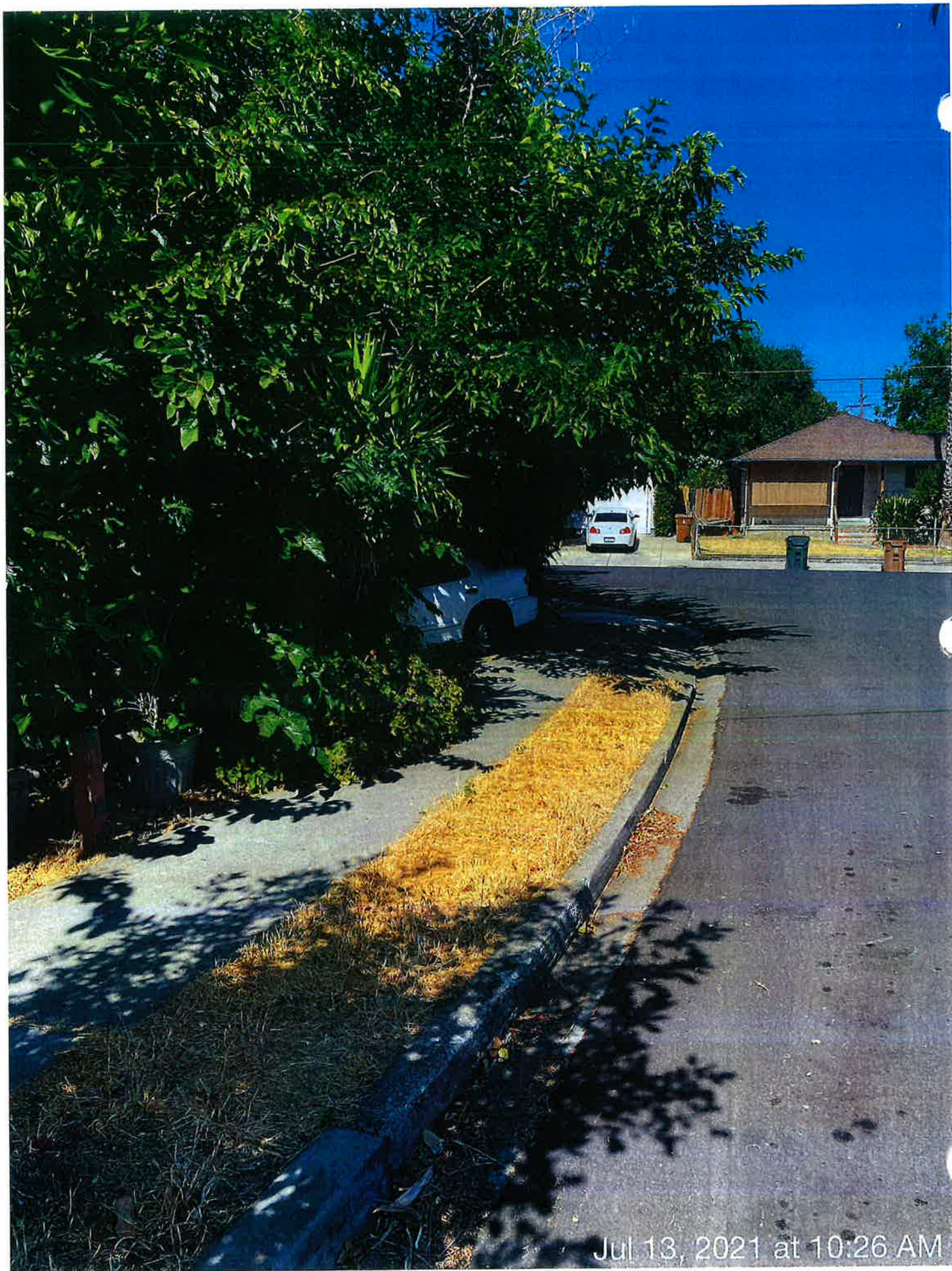




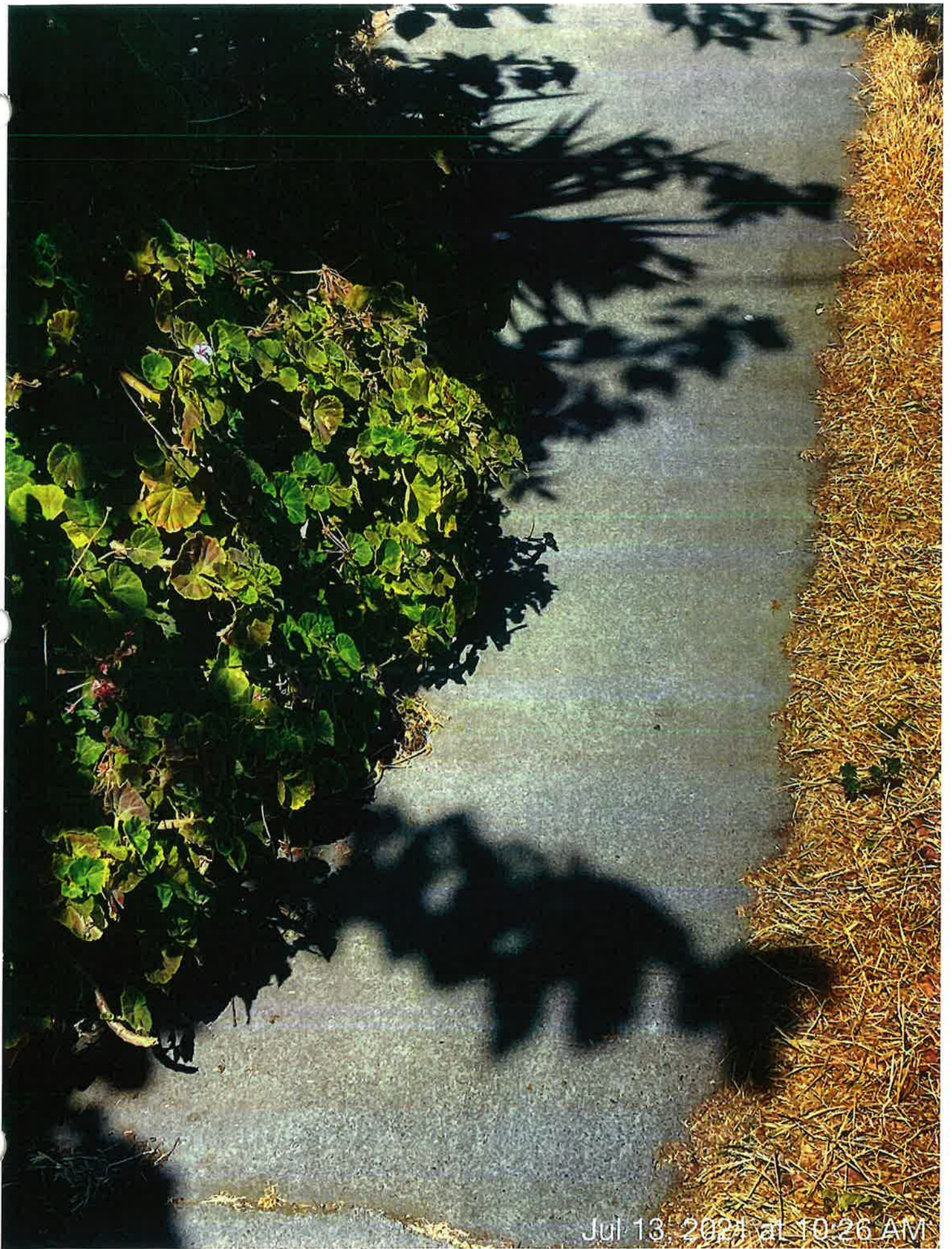
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Jul 13, 2021 at 10:26 AM



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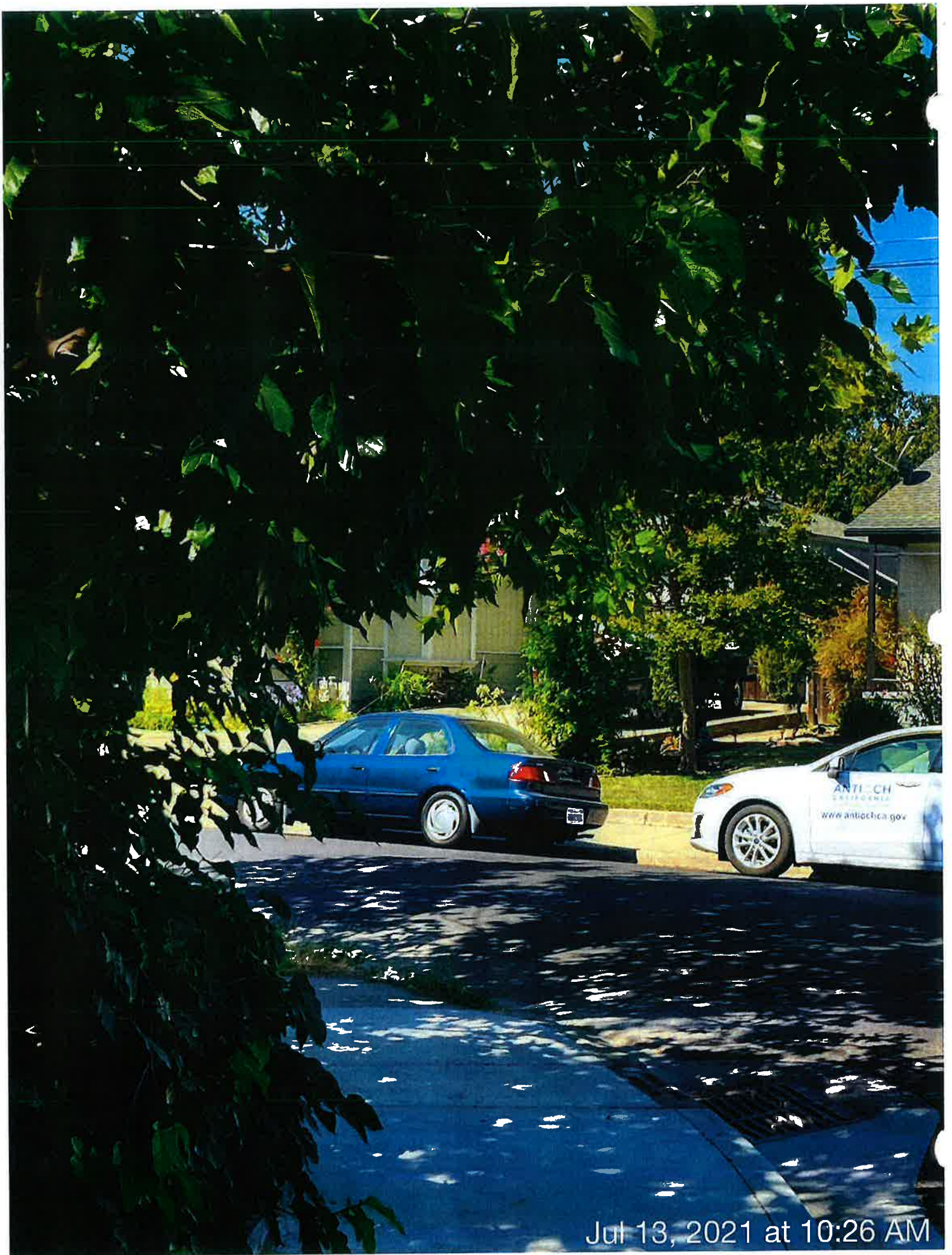
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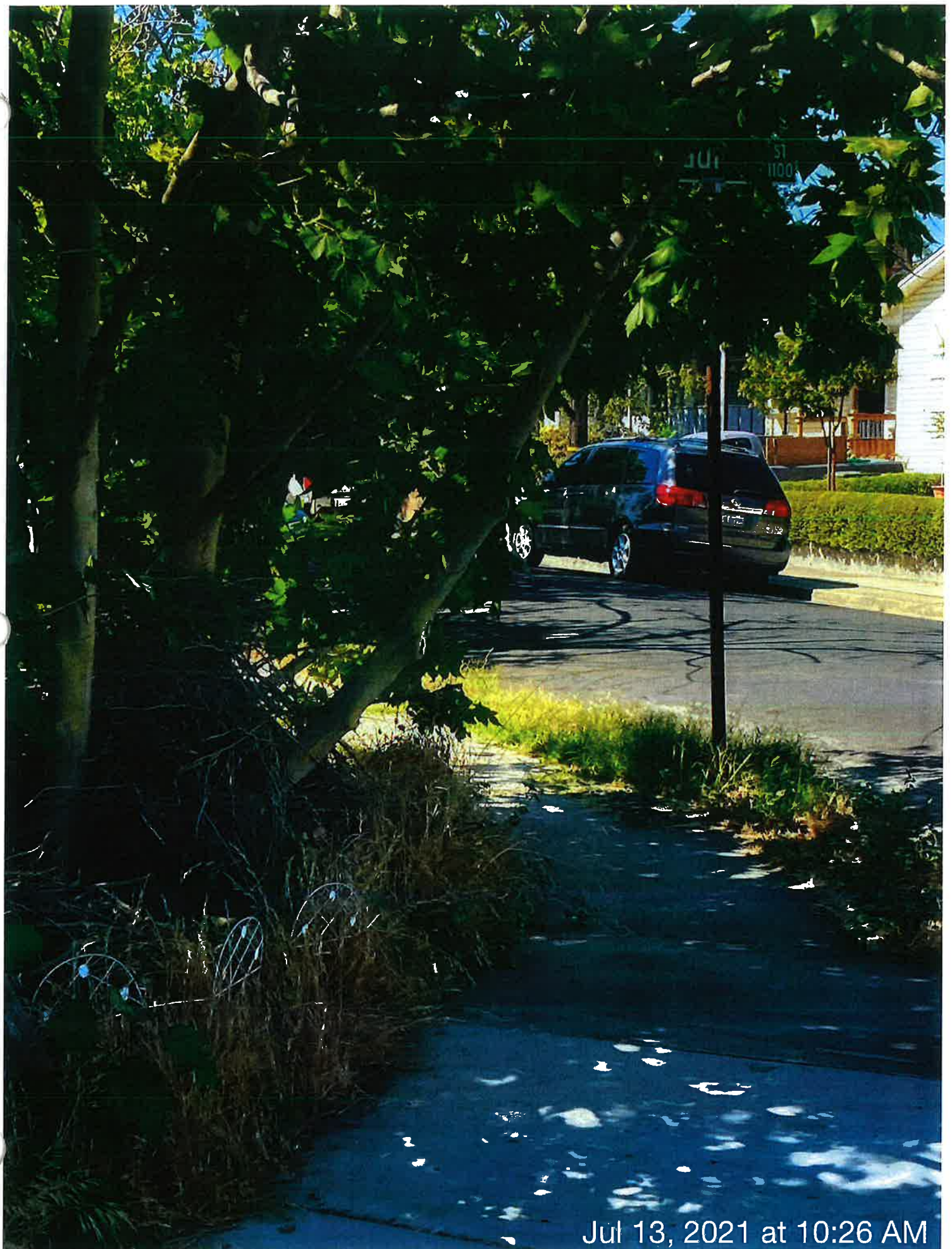
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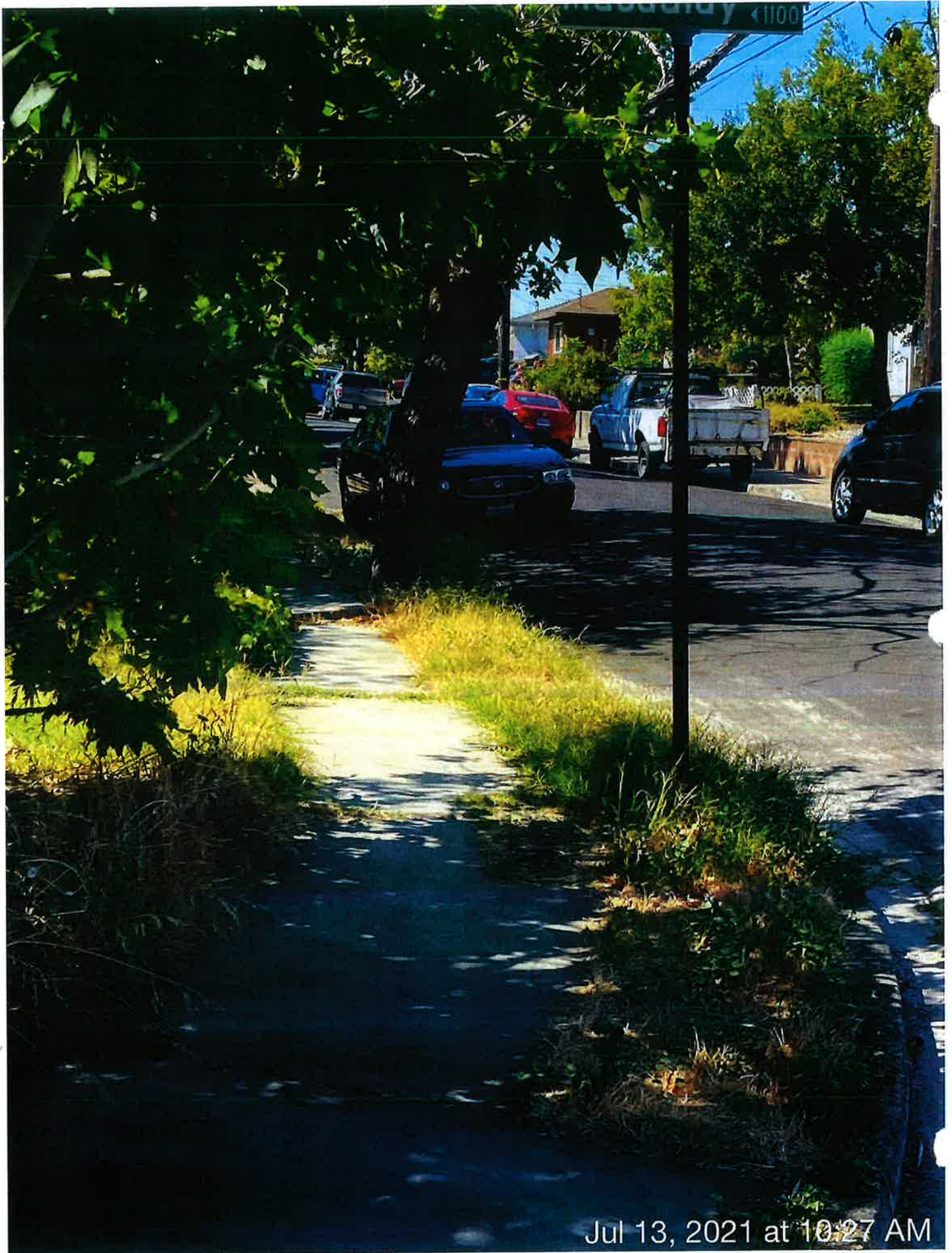


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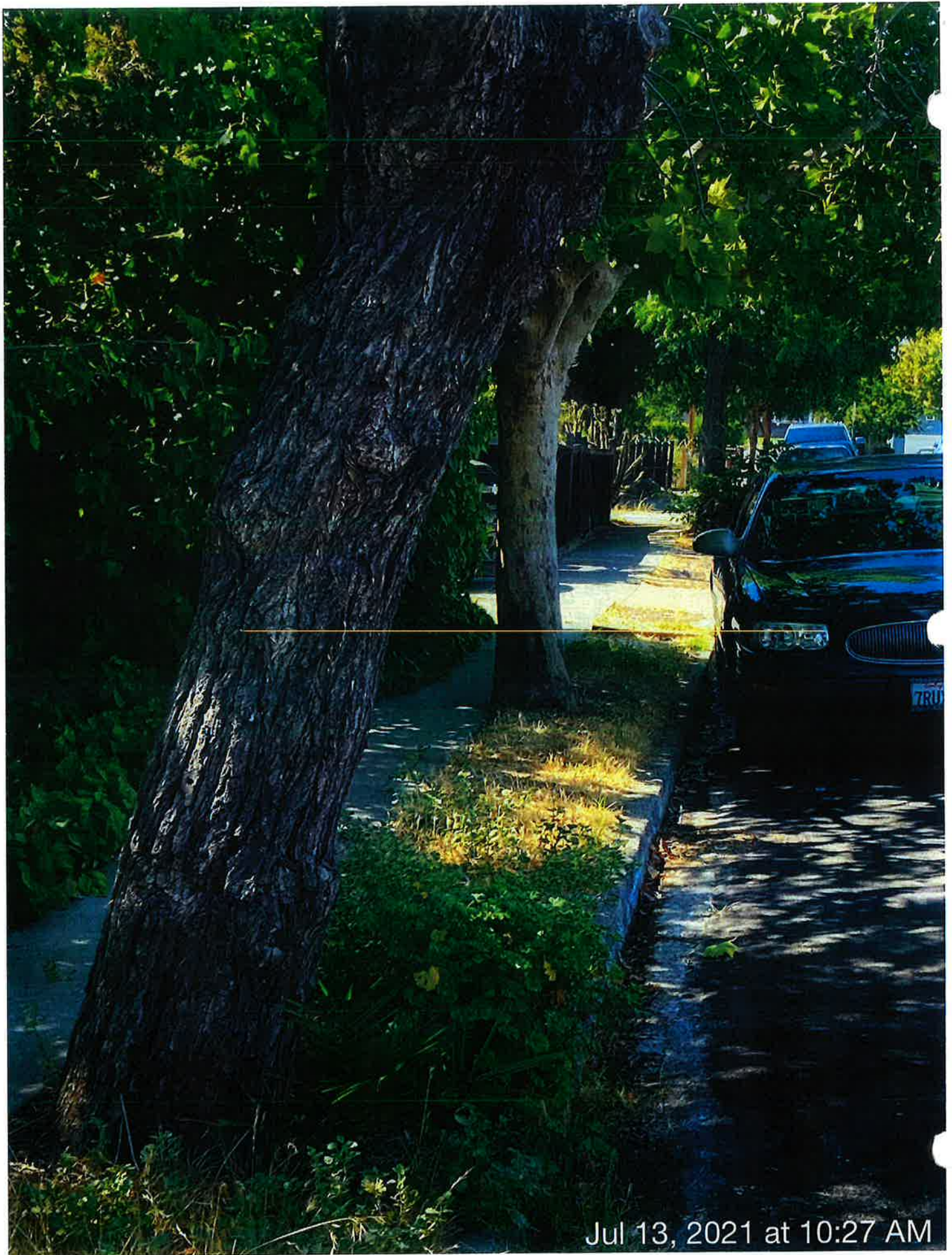




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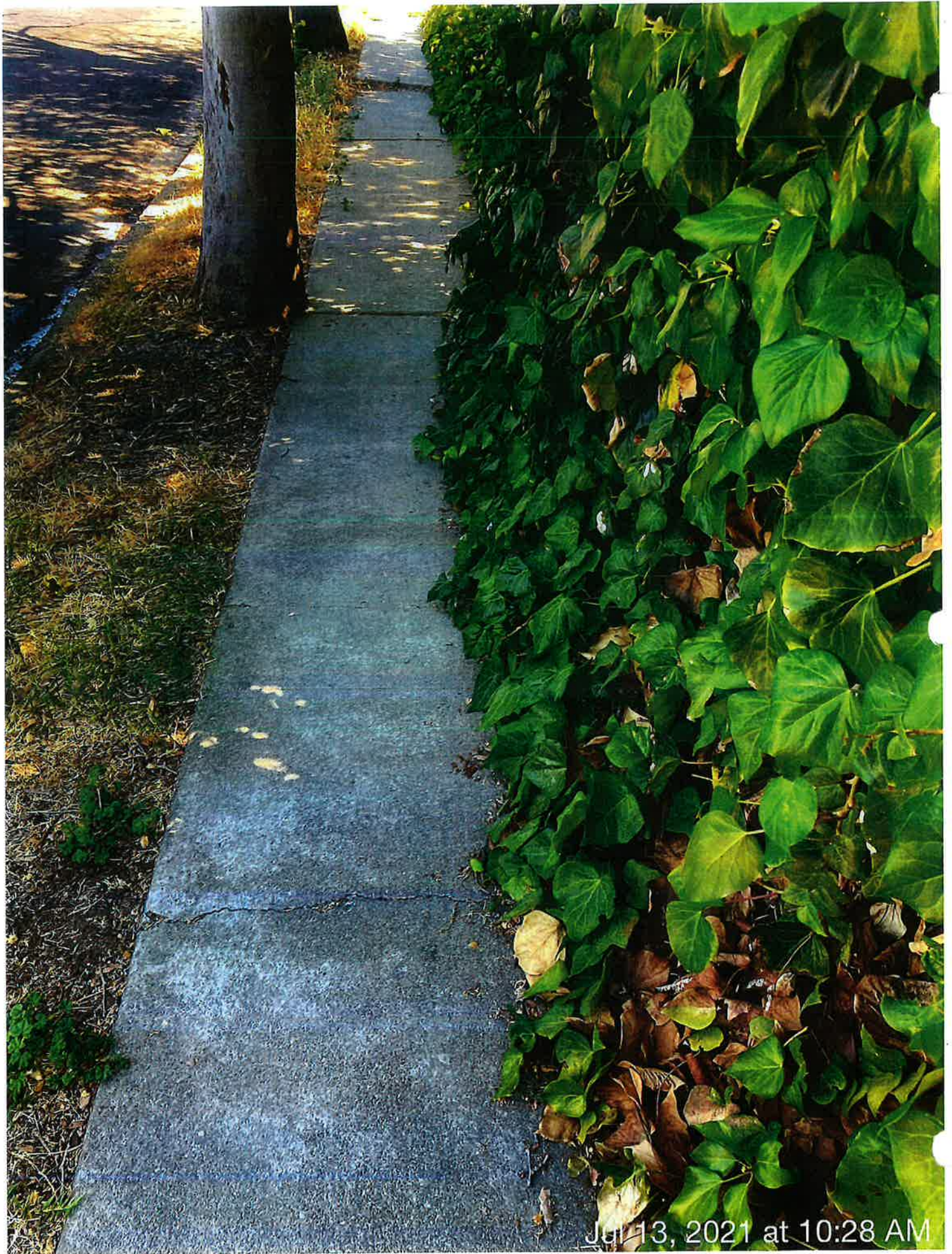
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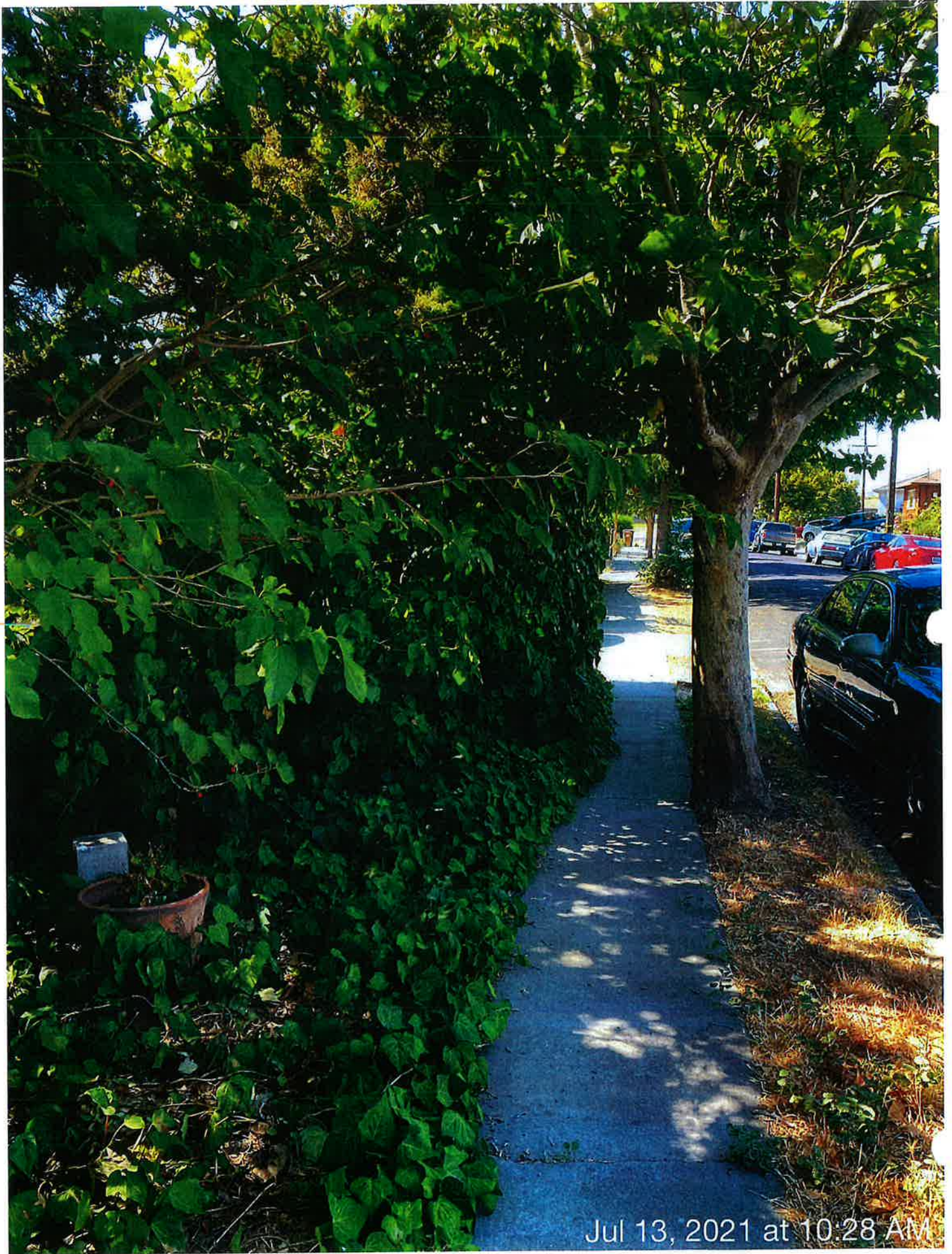


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ADMINISTRATIVE CITATION City of Antioch

Citation # **28521**

- ☒ Code Enforcement - (925) 779-7042
☐ Police Department - (925) 779-6900
☐ Animal Control - (925) 779-6989

Date of Violation 8-11-21	Time 1200	<input type="checkbox"/> AM <input type="checkbox"/> PM	Day of Week WEDNESDAY
Location of Violation 1123 COOK ST			
Citation Issued To (owner/resident/business) JACKSON C RAY BREIDER AWW			
Address (if different than violation) 2025 THORNSBERRY RD			
City ANTIOCH	State CA	Zip 94576	
Driver's License	State	DOB	
Vehicle License	State	Year	Make Model Color

You are being issued an Administrative Citation for the violation(s) listed below. Continued violation may result in additional Administrative Citations and/or legal action.

<input checked="" type="checkbox"/> 1 st Violation - \$100.00/\$130.00	Refer to the back of this citation for information on paying the amount indicated.
<input type="checkbox"/> 2 nd Violation - \$500.00/\$700.00	
<input type="checkbox"/> 3 rd Violation - \$1,000.00/\$1,300.00	

Code Section	Description of Violation	Fine Amount
5-1.202(A)(2)	OVERGROWN VEG	\$ 100.00
7-2.623(A)(2)	ENCROACHMENT	\$ 100.00
9-5.1216	TREES (OVERGROWN)	\$ 100.00
		\$
		\$
REINSPECTION FEE: \$ 240.00 TOTAL DUE:		\$540.00

Notes:

CUT, TRIM, AND DISPOSE OF ALL OVERGROWN, ENCROACHING VEGETATION INCLUDING TREES HANGING TOO LOW OVER THE SIDEWALK AND STREET.

Issuing Officer A.L. EGUSA	ID number 8-11	Date 8-11-21	Case # 152107-123
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TO AVOID ADDITIONAL CITATIONS, YOU MUST CORRECT THE ABOVE VIOLATION(S) ON OR BEFORE: **8-21-21**

Questions regarding payment of this citation, call the Finance Department, (925) 779-7055. Mail payment to:

925 779-6136
 City of Antioch
 Finance Department
 P.O. Box 6007
 Antioch, CA 94531-5007

To pay in person, the Cashiers are located on the First Floor of City Hall, 200 H Street, Antioch, California, Monday - Friday - 8:00 a.m. - 4:30 p.m. except holidays

See Reverse Side

WHITE - FILE COPY / YELLOW - VIOLATION COPY / PINK - FINANCE COPY

CITY OF ANTIOCH
P.O. BOX 5007
ANTIOCH, CA 94531-5007

ORDER: You are ordered to immediately cease the commission of the violation(s) listed on the reverse of this Administrative Citation.

ADMINISTRATIVE CITATION: Pursuant to Section 1-2.01(E) of the Antioch Municipal Code, each day the violation continues is a separate and distinct offense and subject to additional citations. Fines per each count of the Antioch Municipal Code Section violated are as follows: first Citation \$100.00, second Citation \$200.00, third and subsequent Citations \$500.00. Notwithstanding the above violations of local building and safety codes are punishable by fines of \$130 for the first citation, \$700 for second Citation and \$1,300 for third and subsequent Citations.

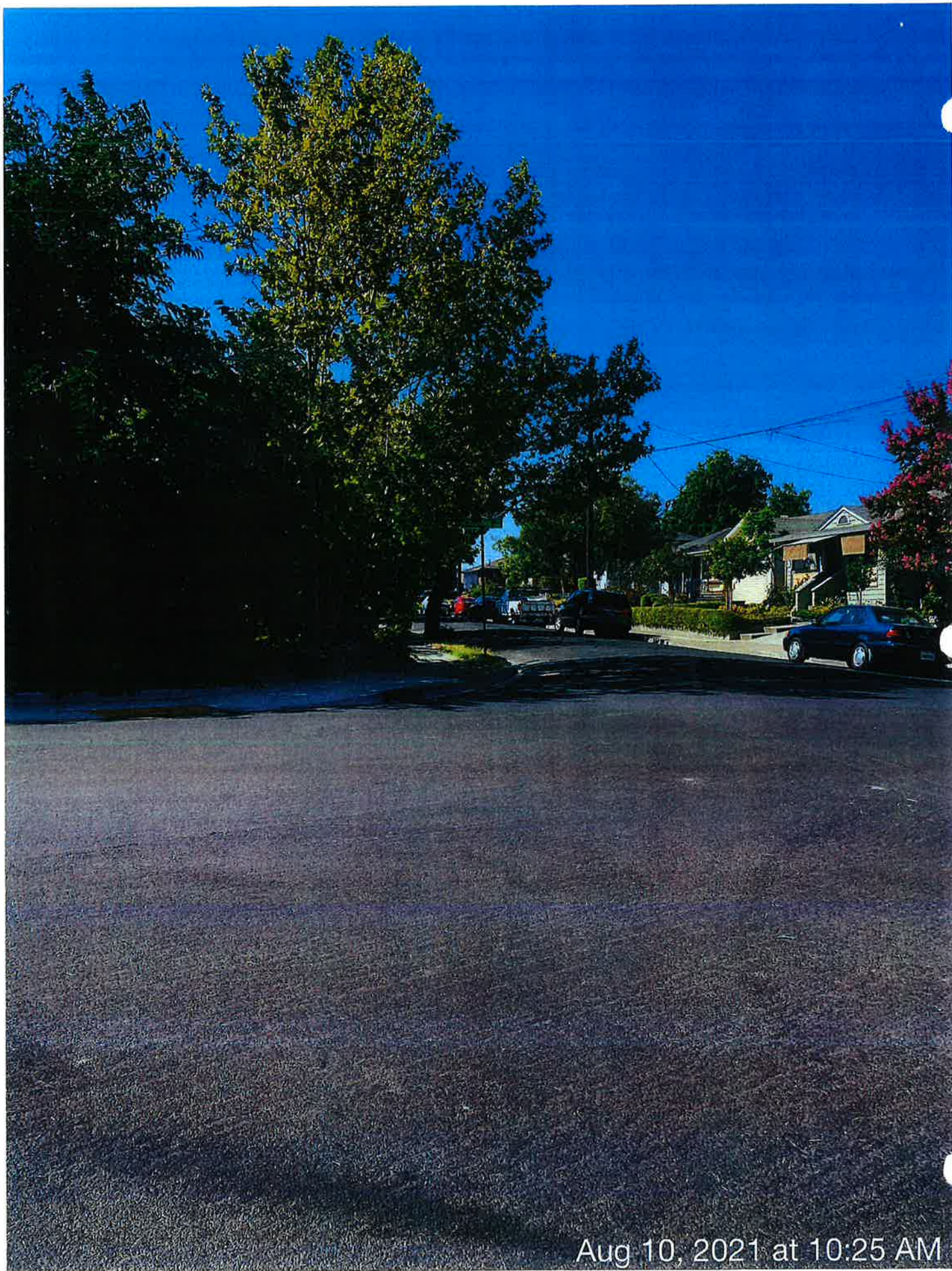
RIGHTS OF APPEAL: You have the right to contest this Administrative Citation at a public hearing before a "Administrative Review Panel" ("ARP"). To request a hearing, you must pay an advance deposit in the full amount of the fine and submit that amount with the written appeal either by mail to the City Clerk, P.O. Box 5007, Antioch, CA 94531-5007, or in person to the City Clerk's office at City Hall, 200 H Street, Antioch, within ten (10) days from the date of the Administrative Citation. A properly filed appeal will result in written notification of the date and time set for your hearing. Failure to appear at your hearing will constitute a failure to exhaust your administrative remedies. Any person who requests an appeal of an administrative citation and is unable to make the advance deposit of the fine required under AMC §1-5.05(B) may file an advance deposit hardship waiver application. Applications may be obtained from the City Clerk's Office at the above address and must be submitted with the appeal request.

HOW TO PAY FINE: The amount of the Administrative Fine(s) is listed on the reverse of this Administrative Citation and must be paid to the City of Antioch within ten (10) days from the date of this Citation. You may pay and deliver the Administrative Fine(s) to the City by mail (P.O. Box 5007, Antioch, CA 94531-5007) or in person to the Cashiers in the Finance Department, First Floor of City Hall, 200 H Street, Antioch. Payment should be in the form of a personal check, cashier's check, money order, VISA, Master Card or Discover Card. Unless you have requested a hearing to appeal the Administrative Citation, you will be subject to the imposition of a ten percent (10%) late payment penalty if the Administrative Fine(s) is not paid. Payment of Administrative Fine(s) does not permit any continuation or repeated occurrence of the violation(s) listed on the reverse of this Administrative Citation.

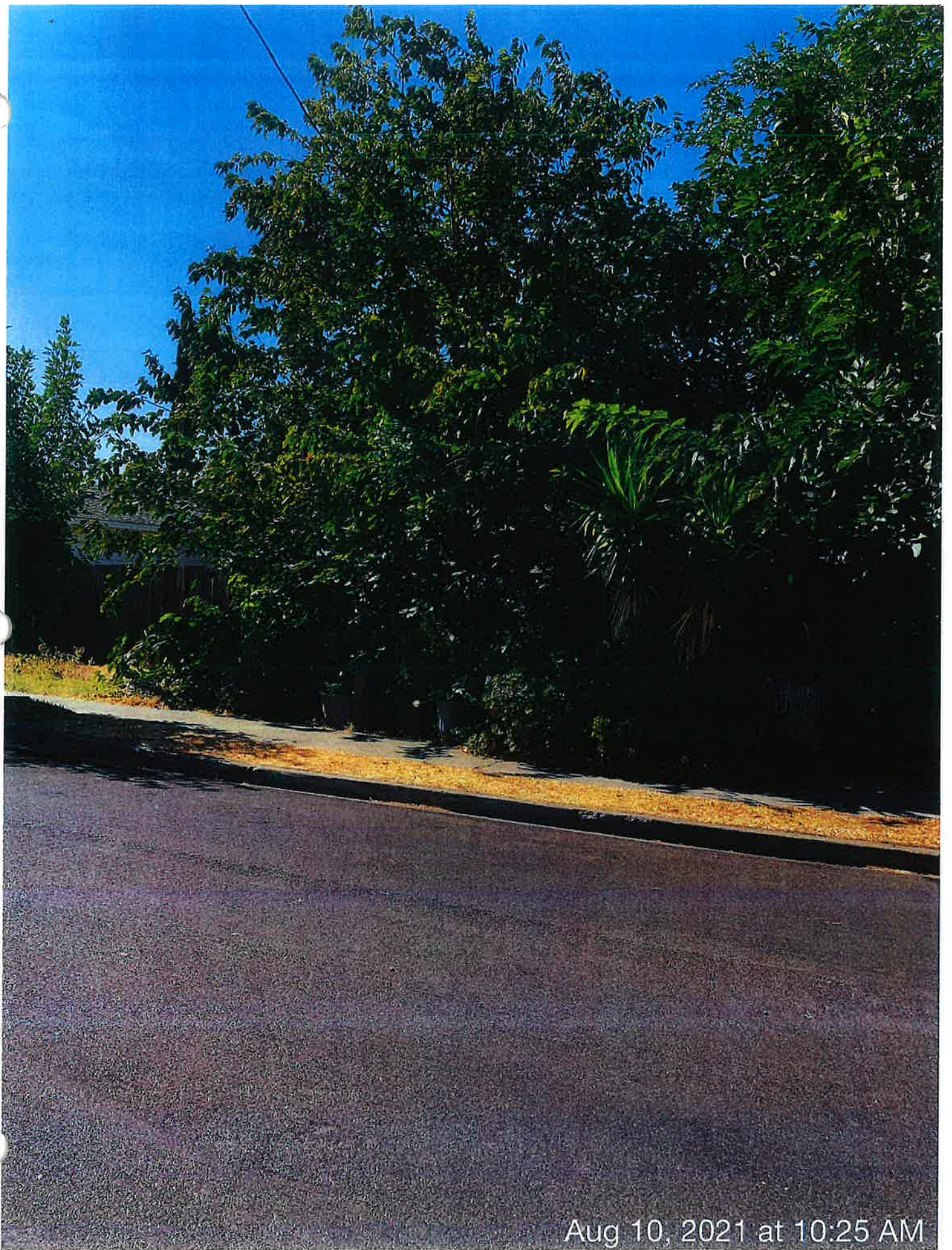
CONSEQUENCES OF FAILURE TO PAY THE FINE(S): The City will collect any unpaid Administrative Citation fines or late payment charges by use of all available legal means, including, but not limited to, those means available for the collection of judgments, special assessment liens on real property and all actions for recovery of money. The City has the authority to collect all costs and attorney fees associated with the filing of such actions.

RIGHT TO JUDICIAL REVIEW: Any person aggrieved by an administrative decision of the ARP on an Administrative Citation may obtain review of the administrative decision by filing a petition for review with the Superior Court in Contra Costa County in accordance with the timelines and provisions set forth in California Government Code Section 53069.4.

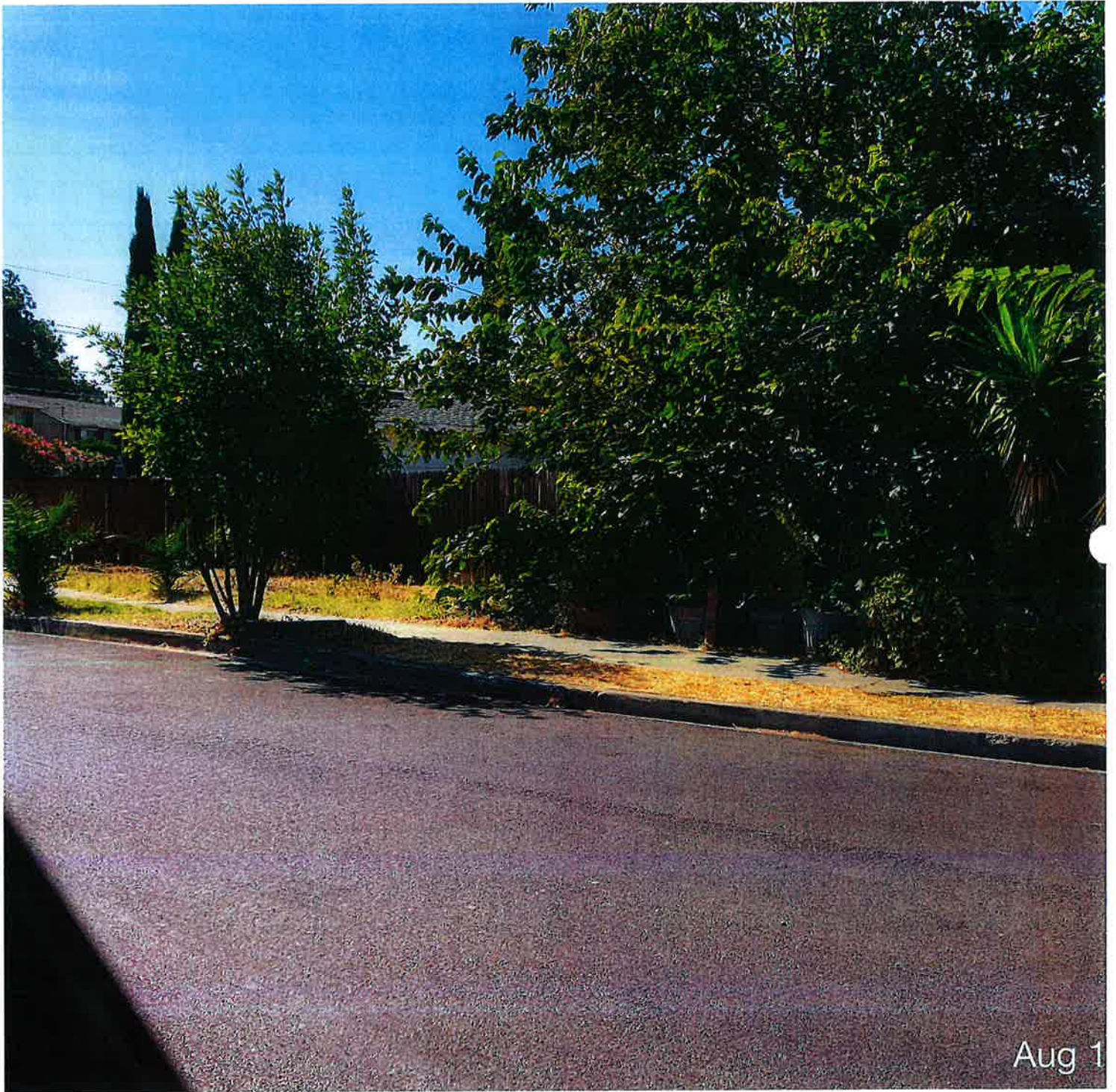
IMPORTANTE.
POR FAVOR HAGA QUE LA INFORMACION EN ESTE FORMULARIO
SEA TRADUCIDA PARA USTED.



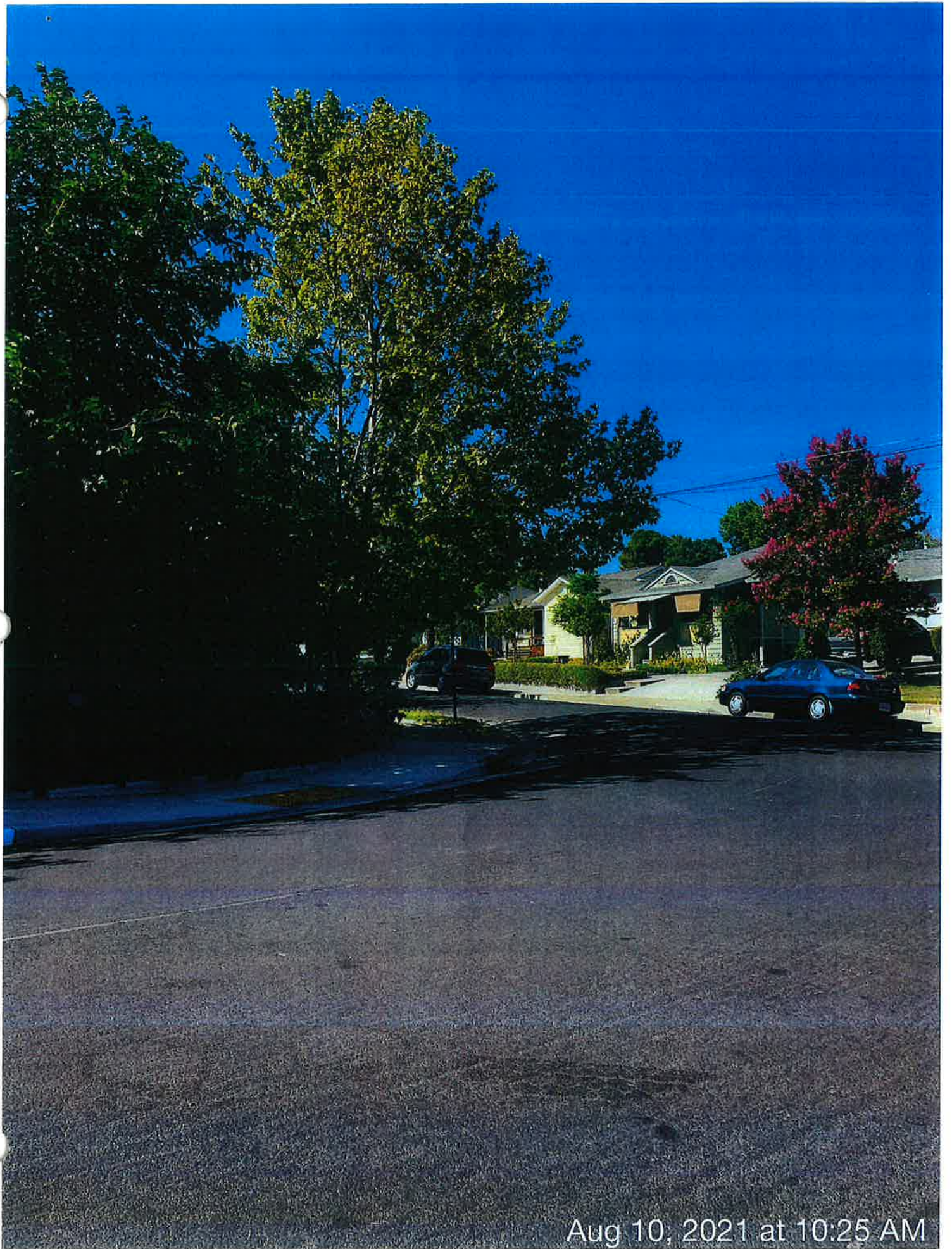
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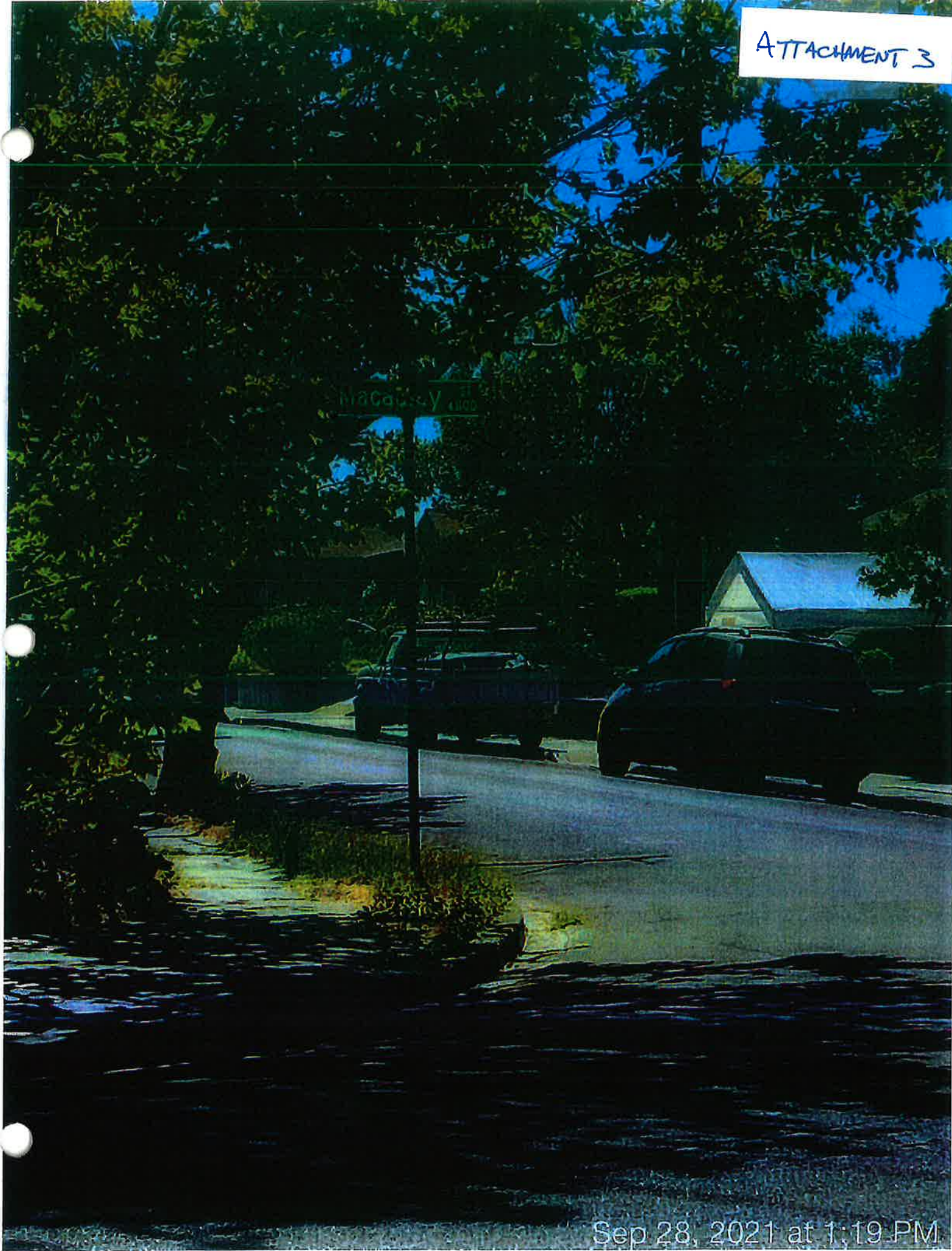
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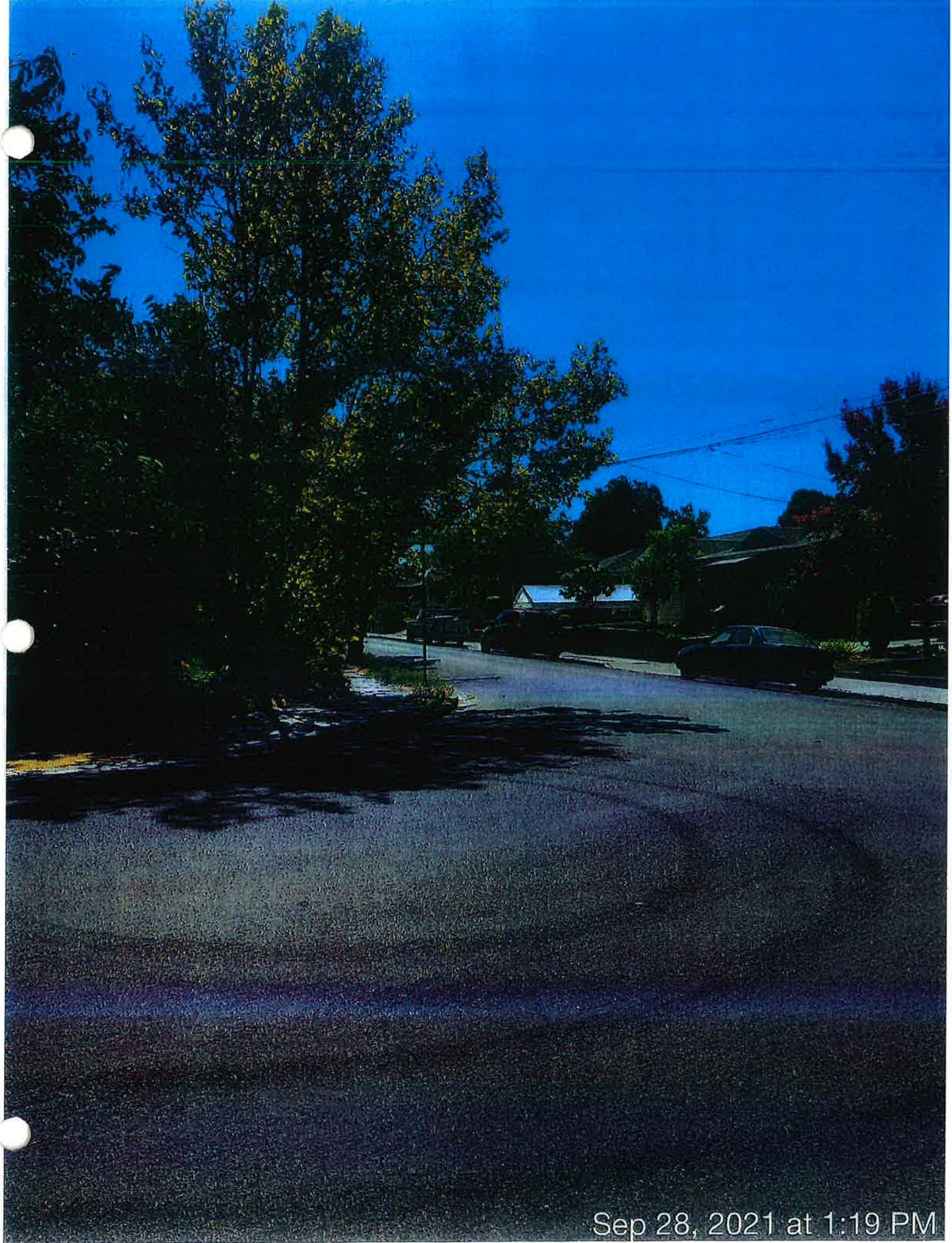


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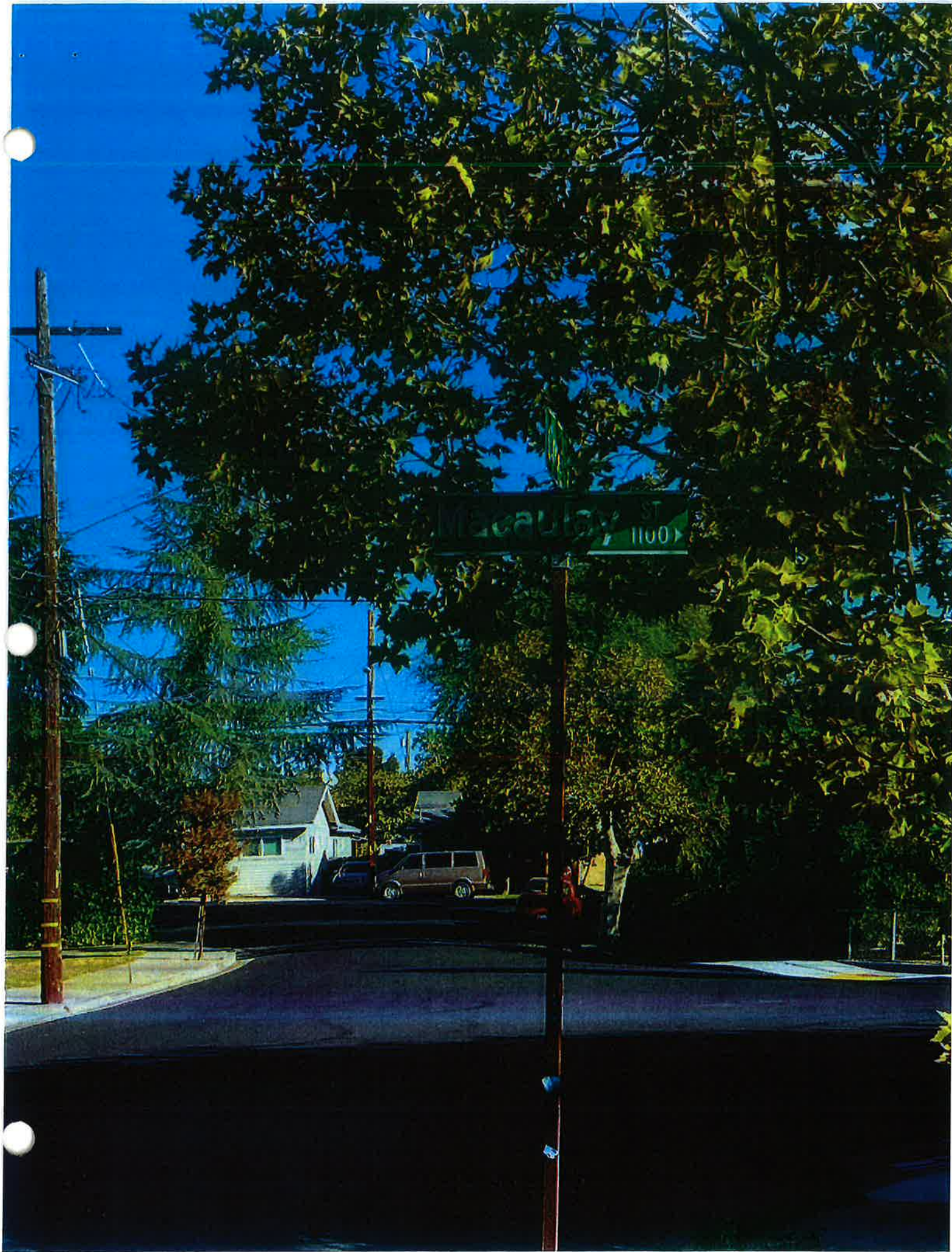




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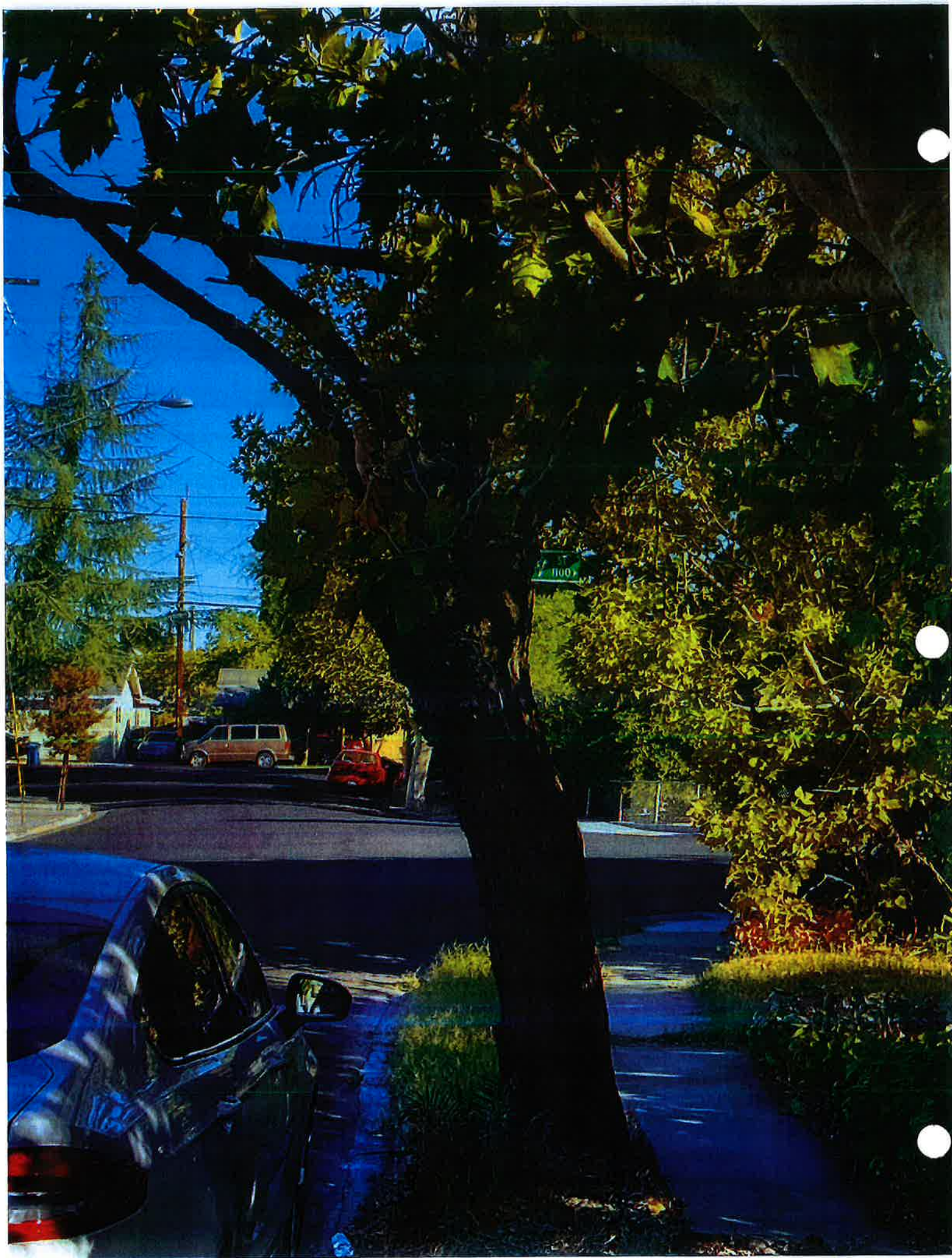


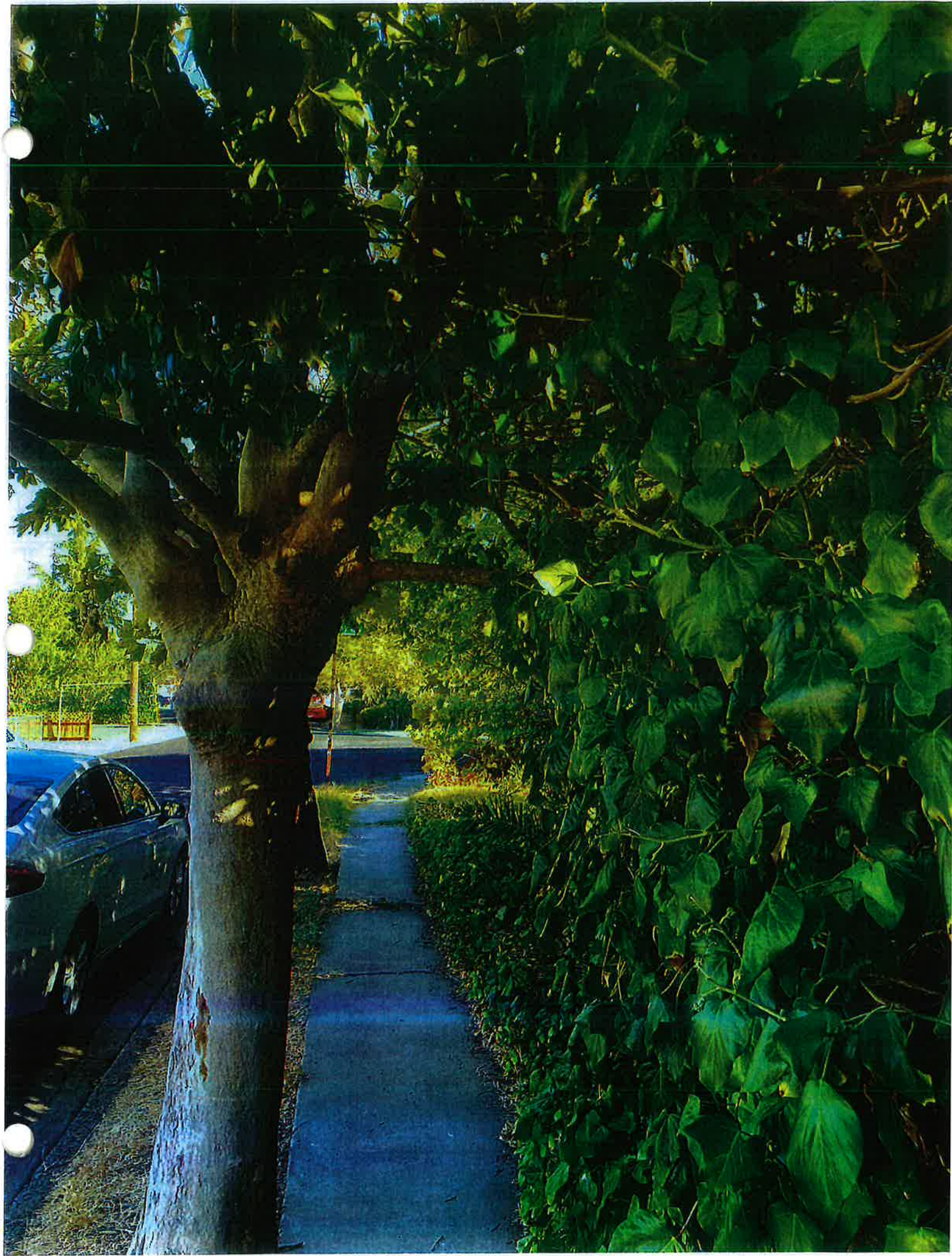
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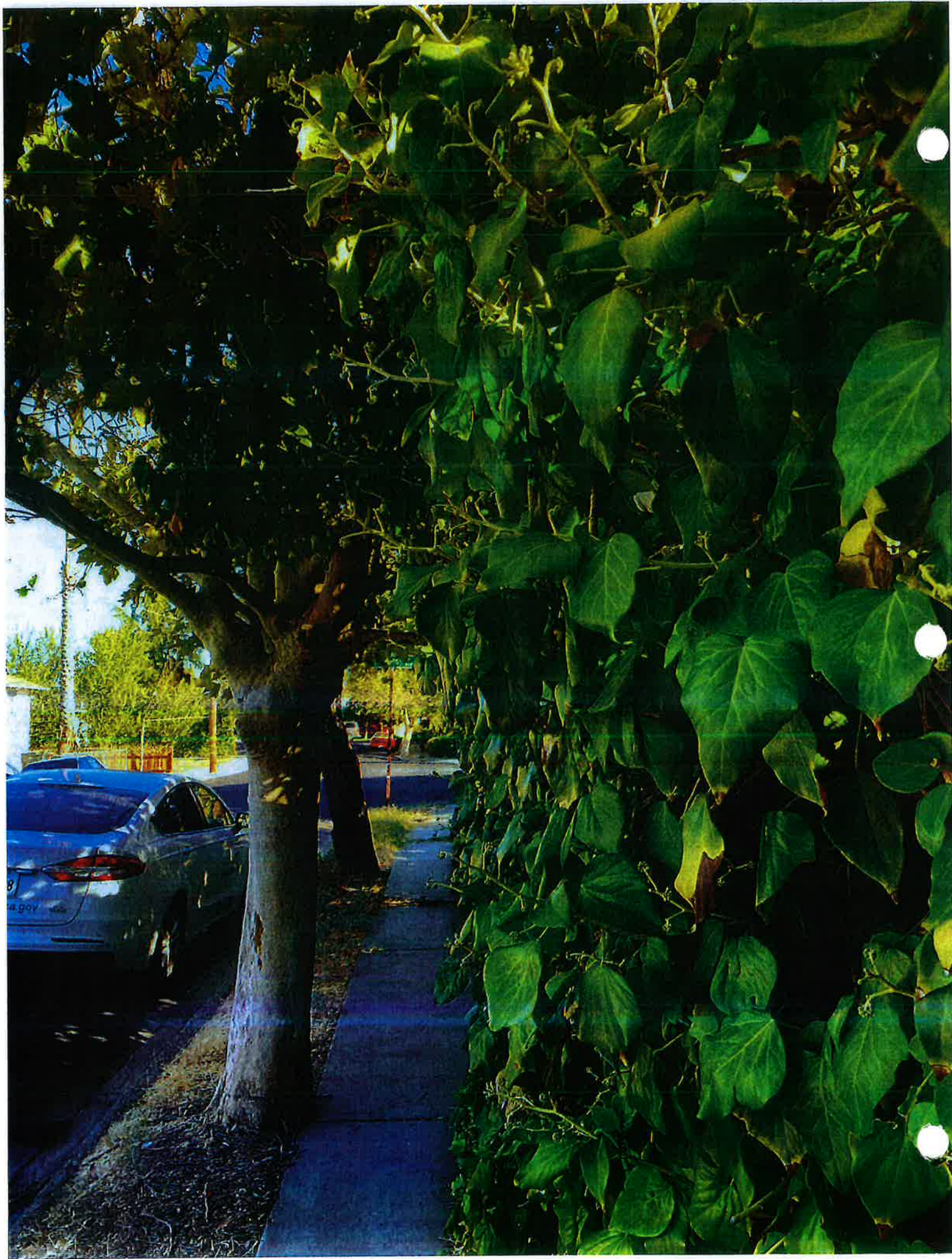








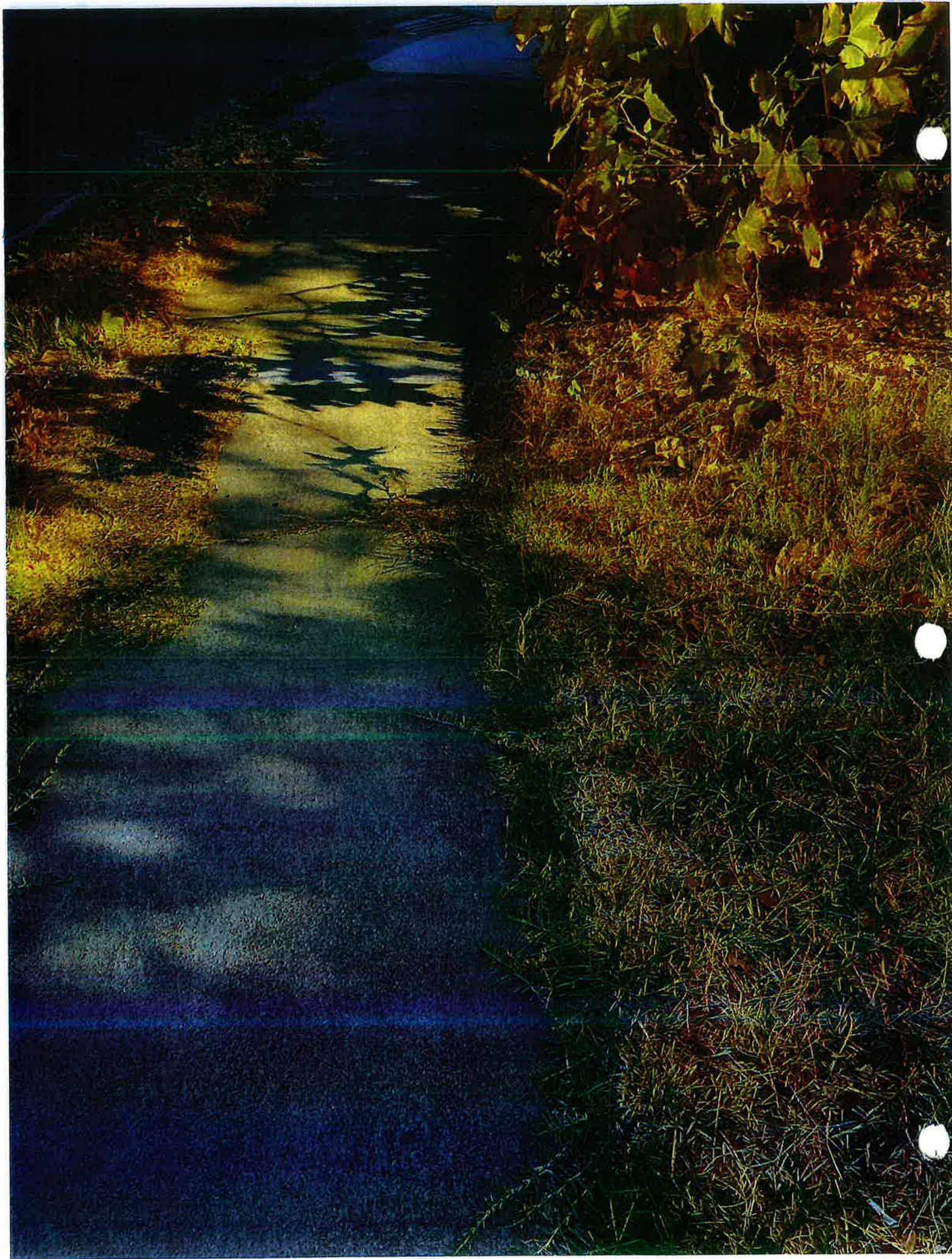


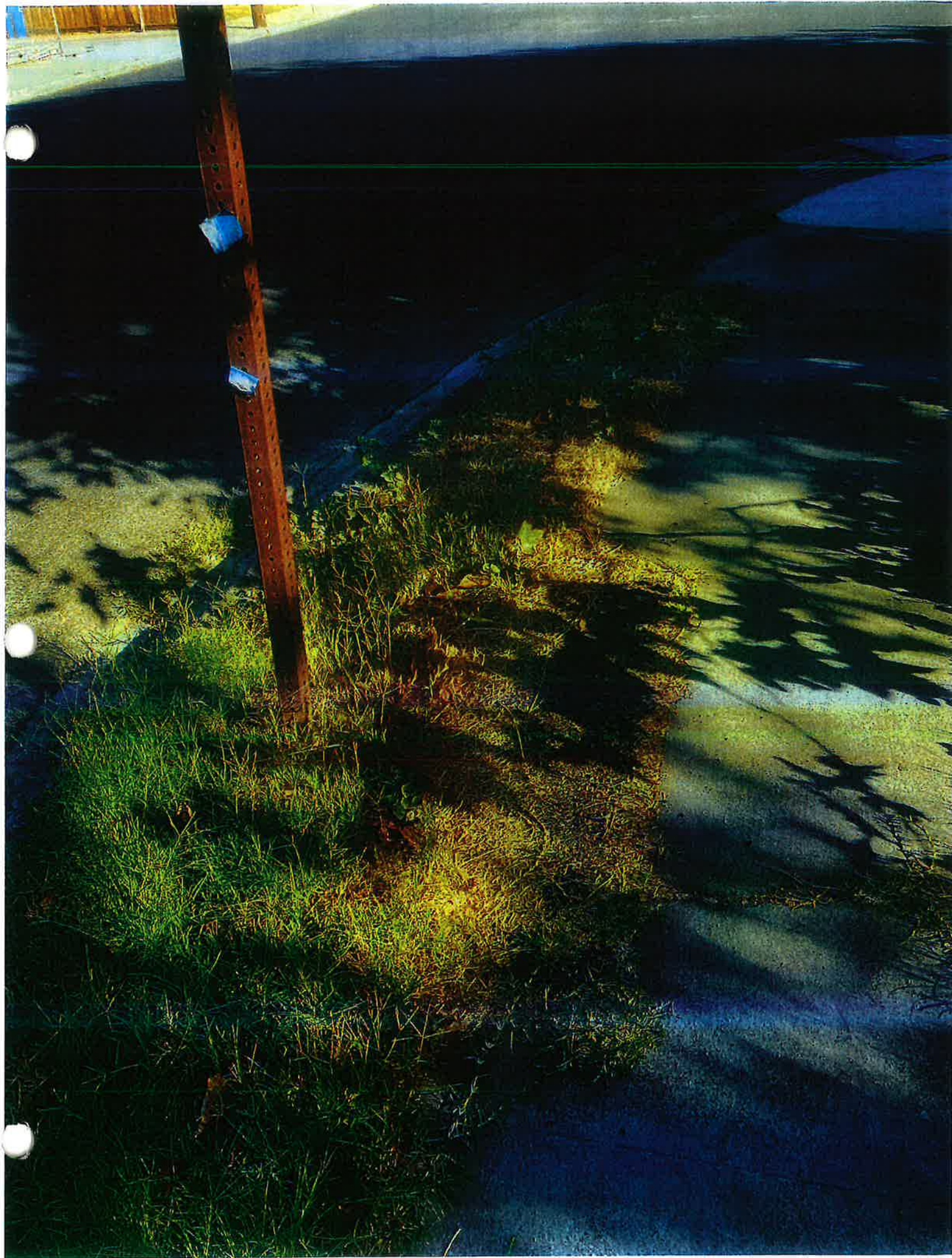


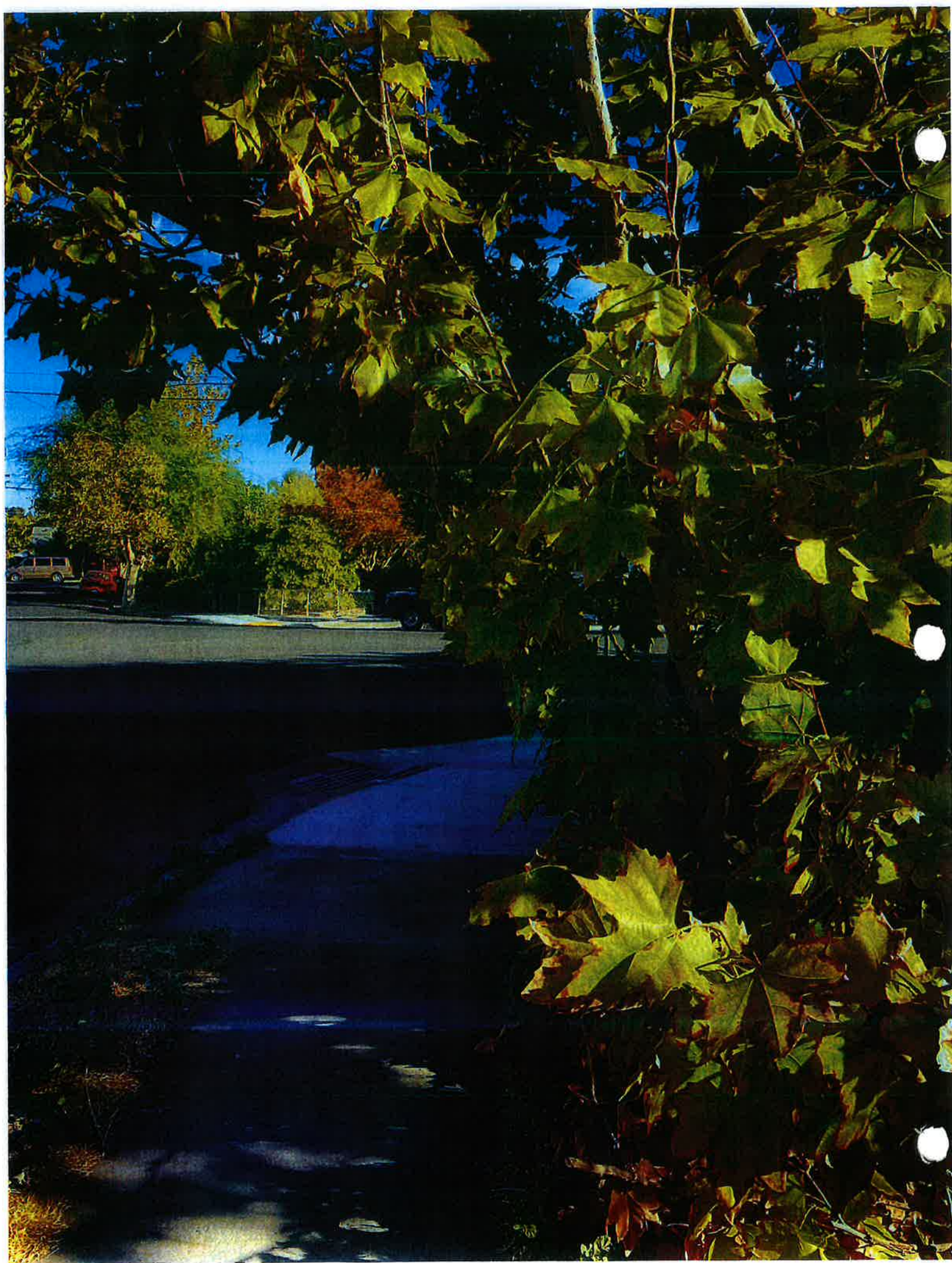


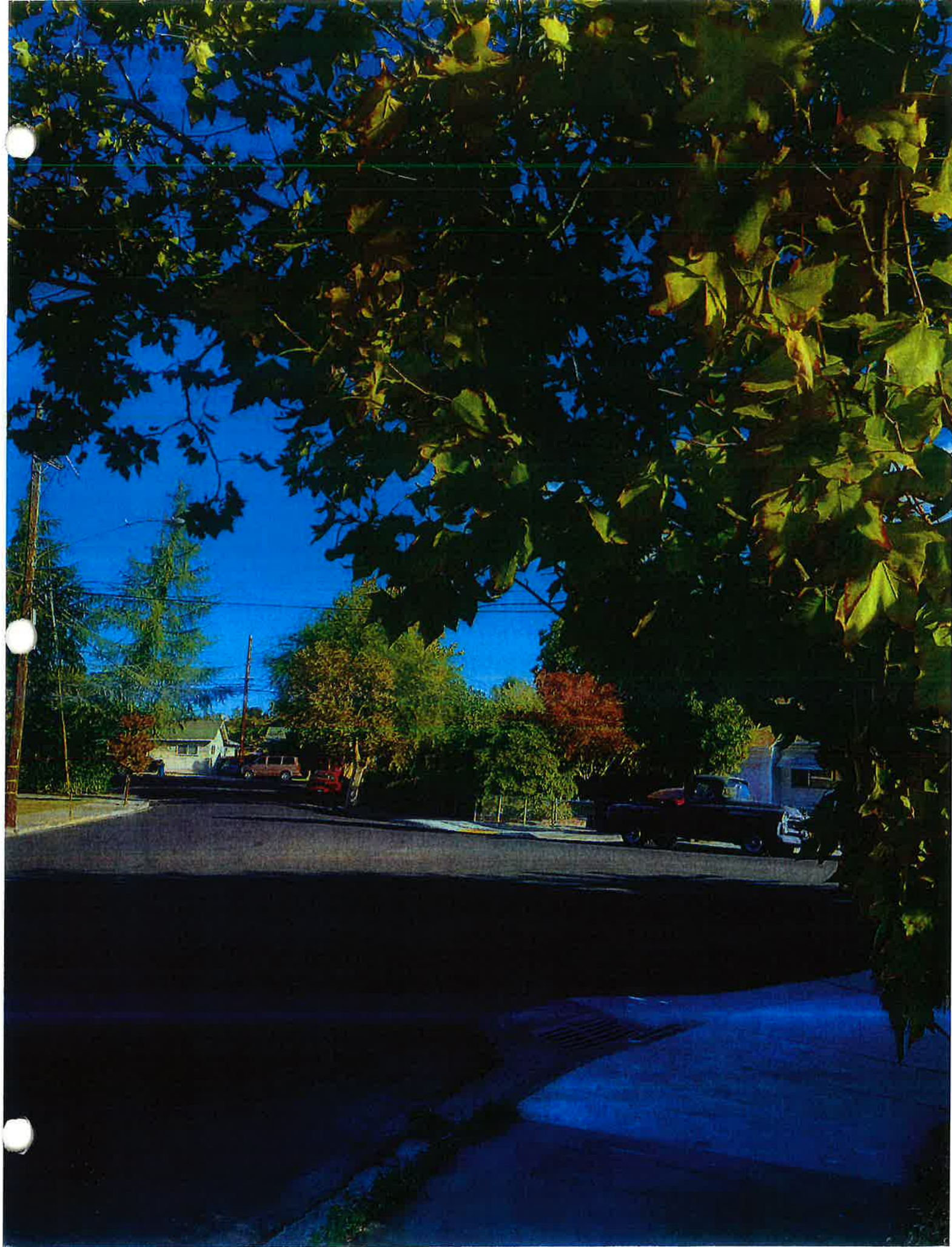


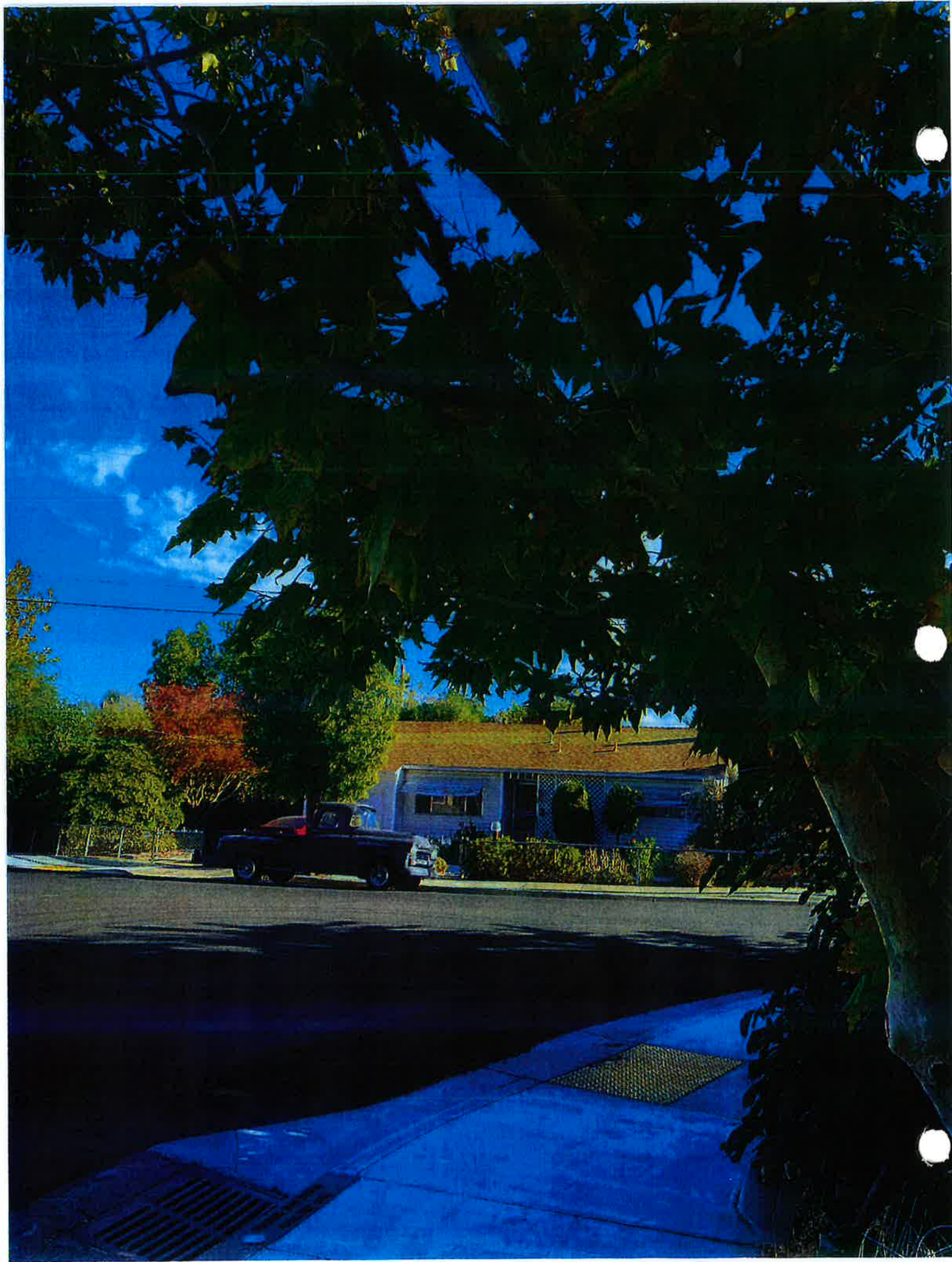




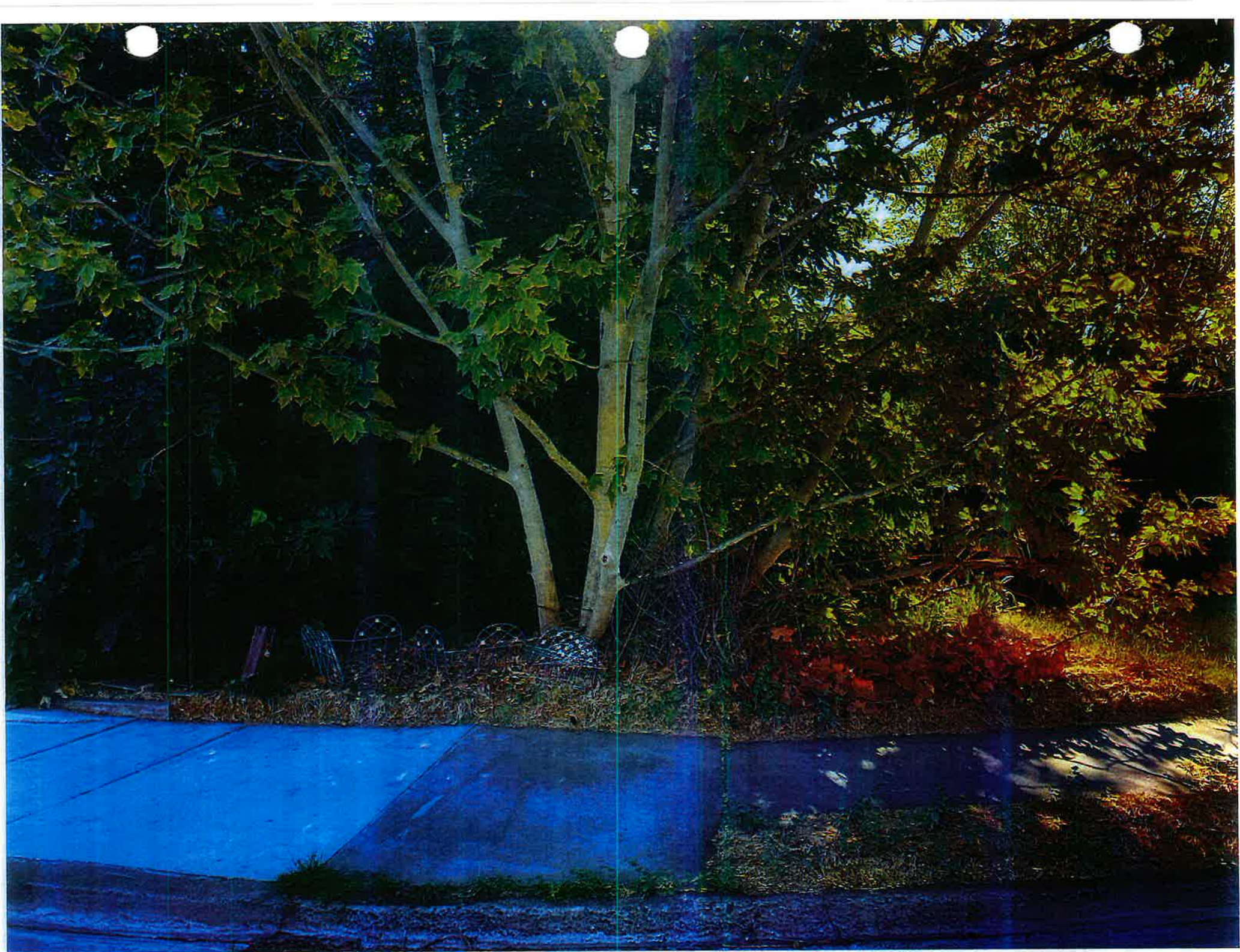




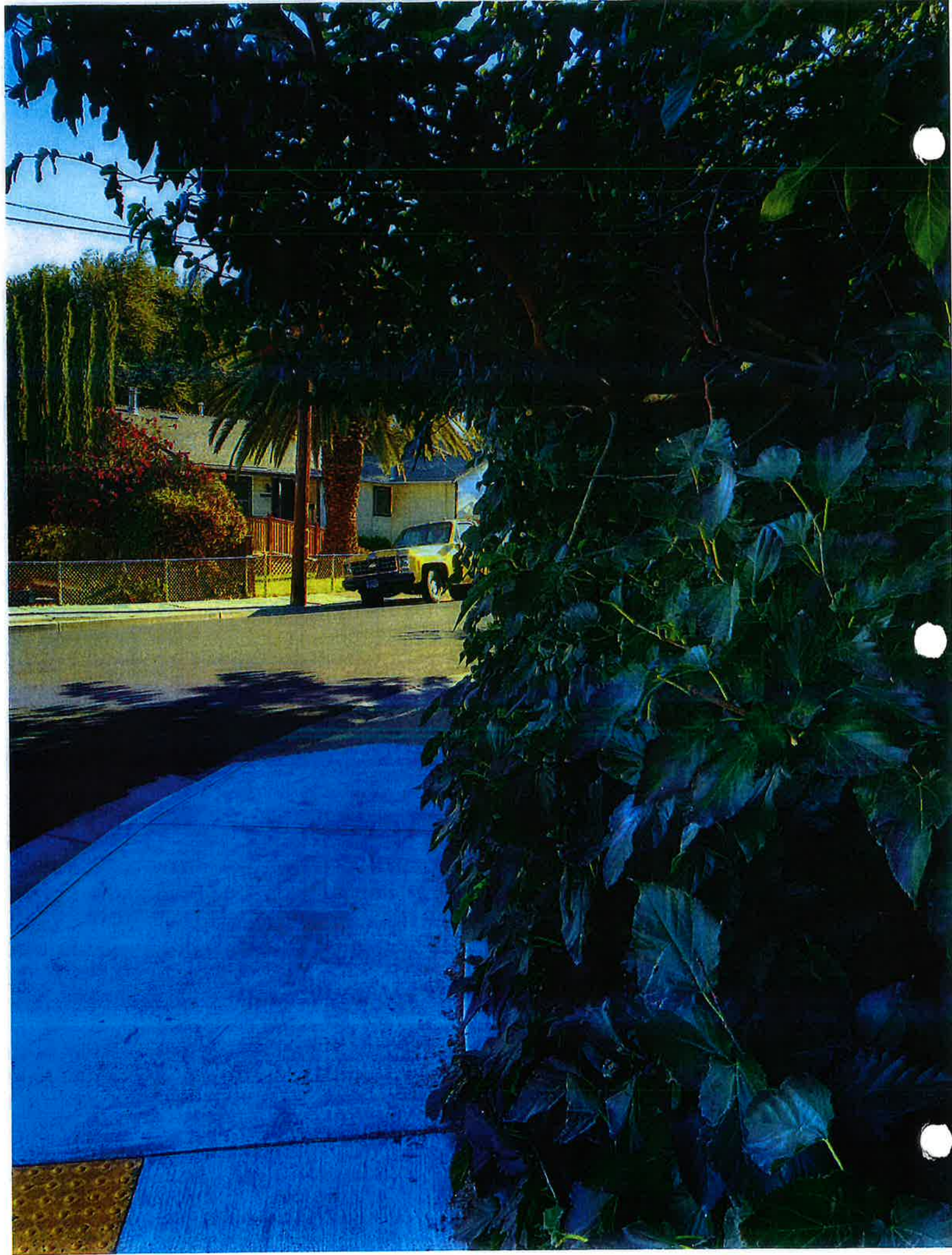




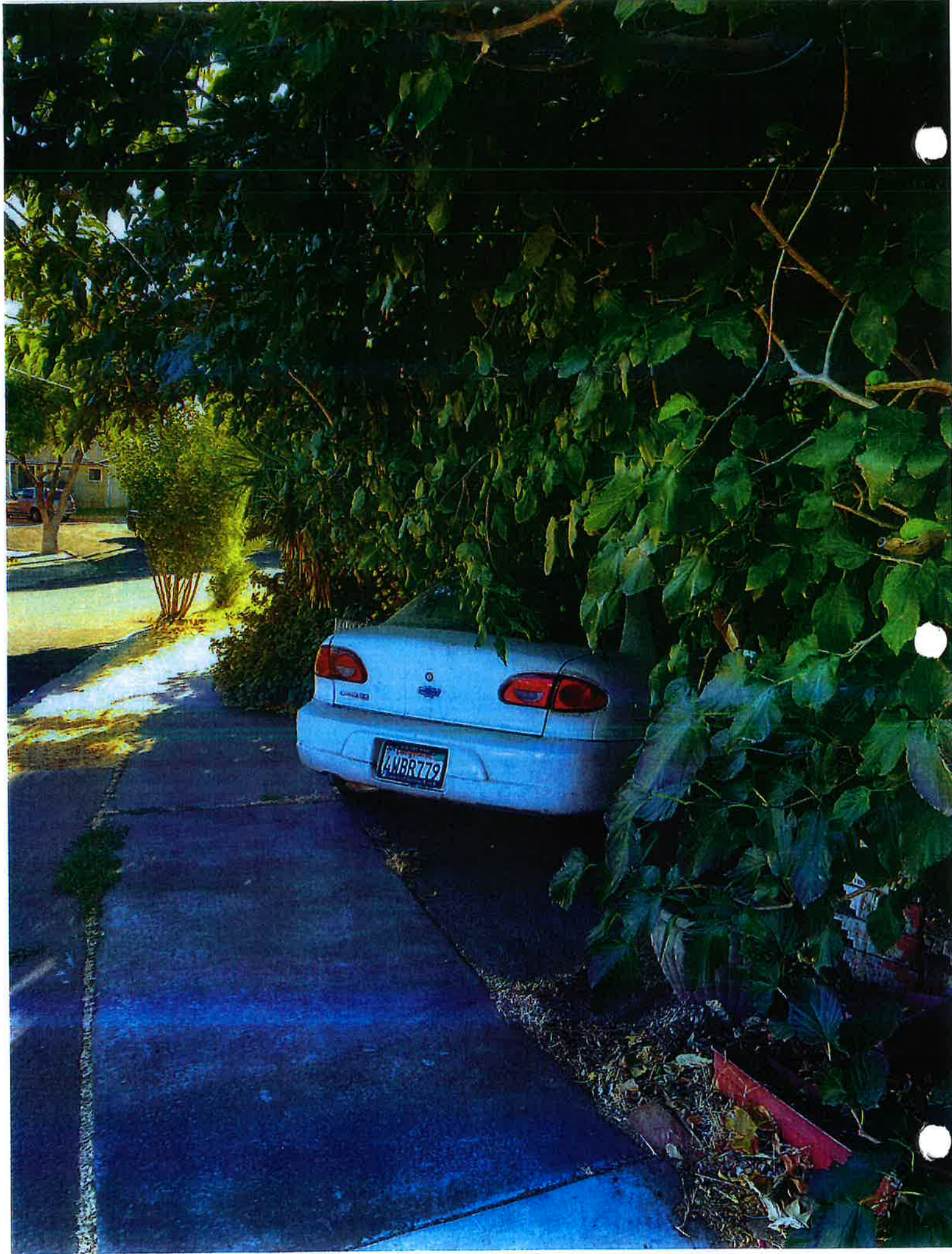


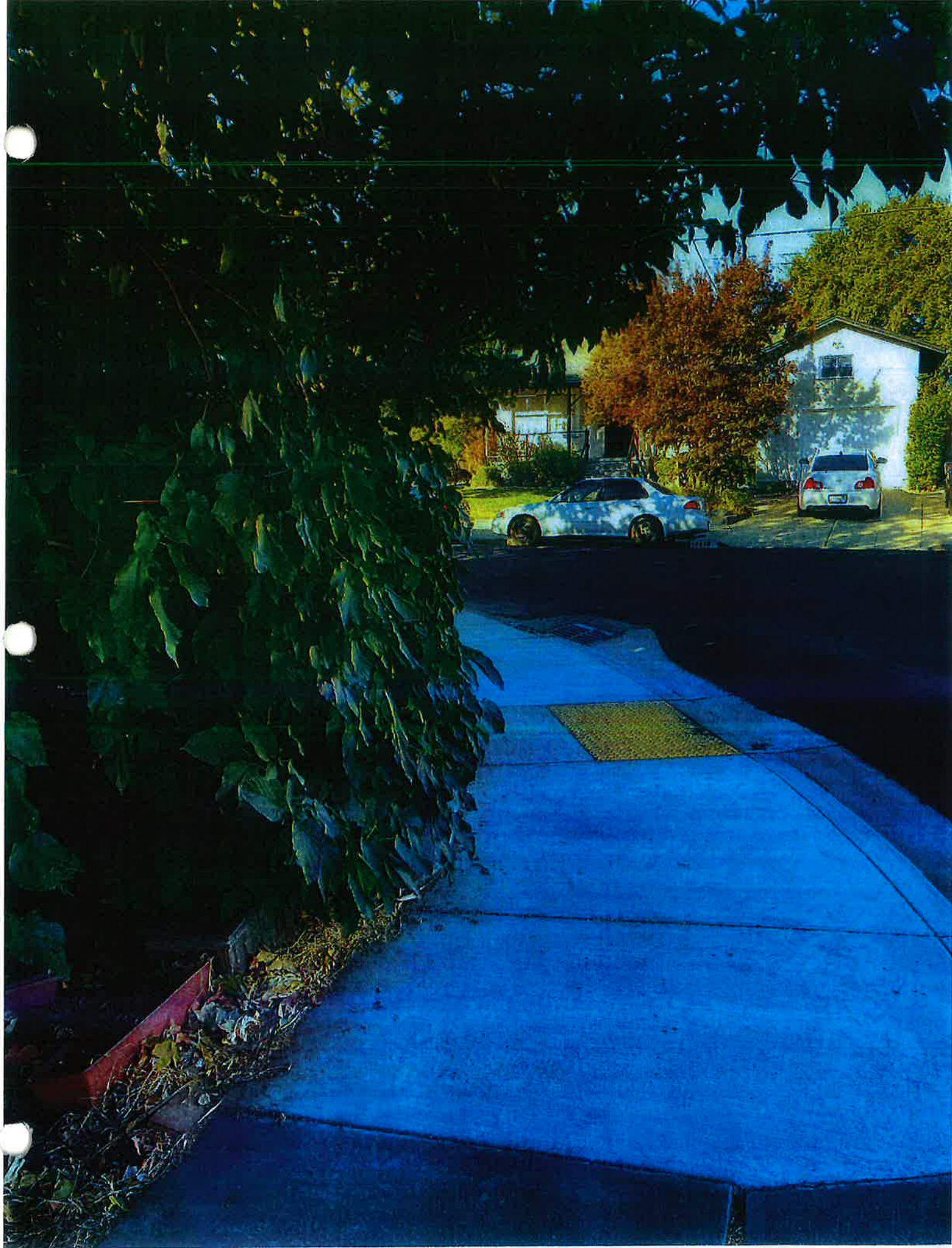


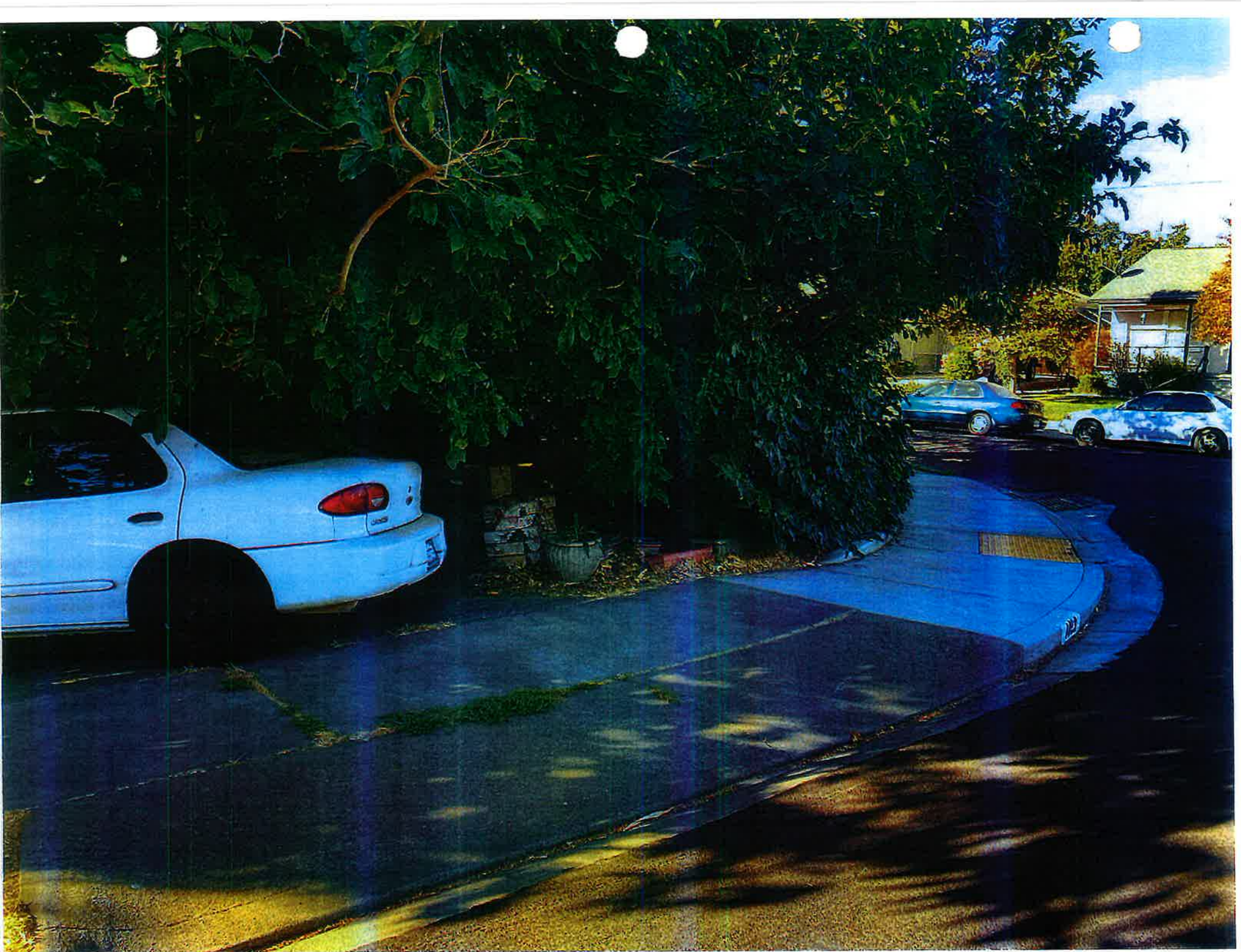


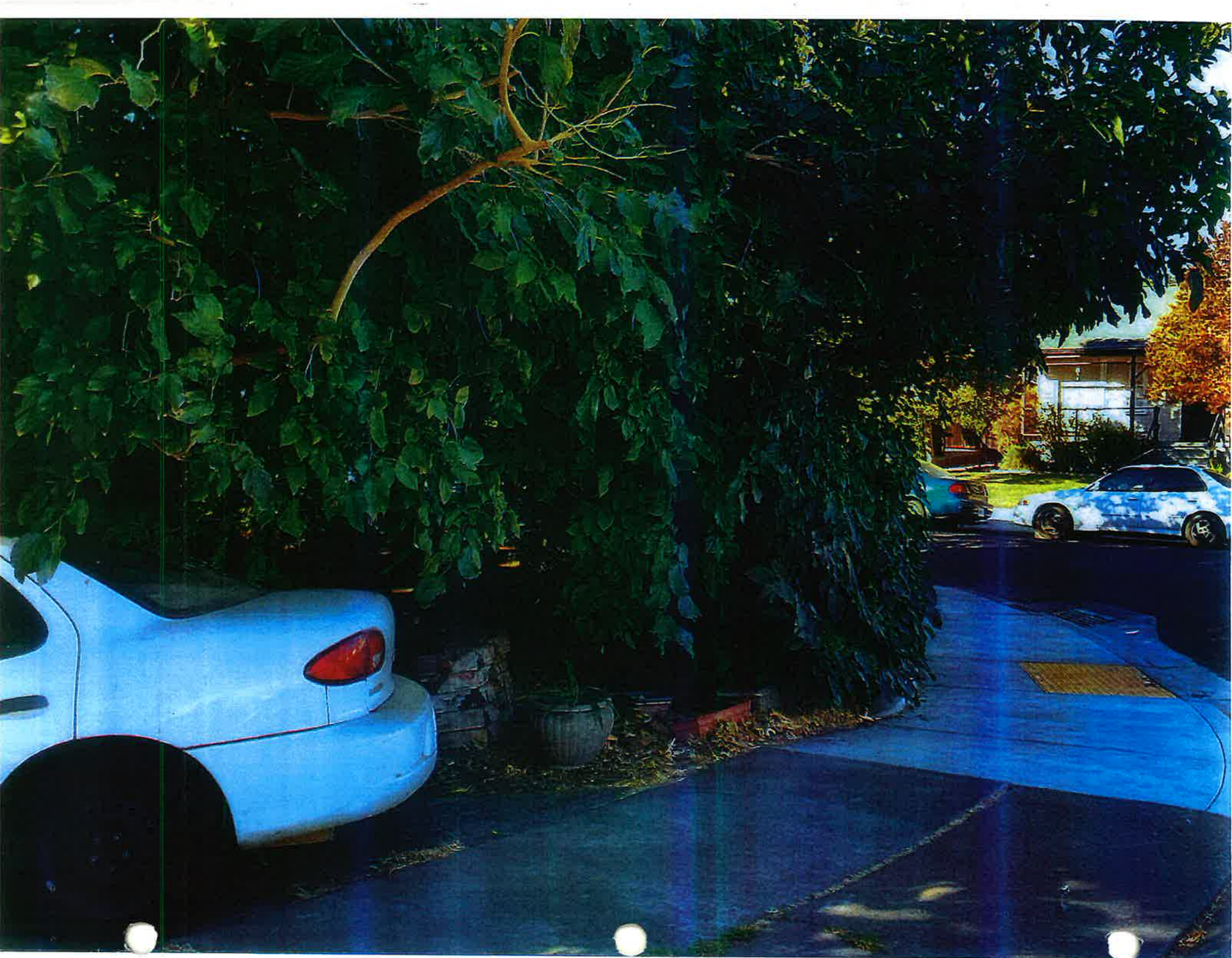


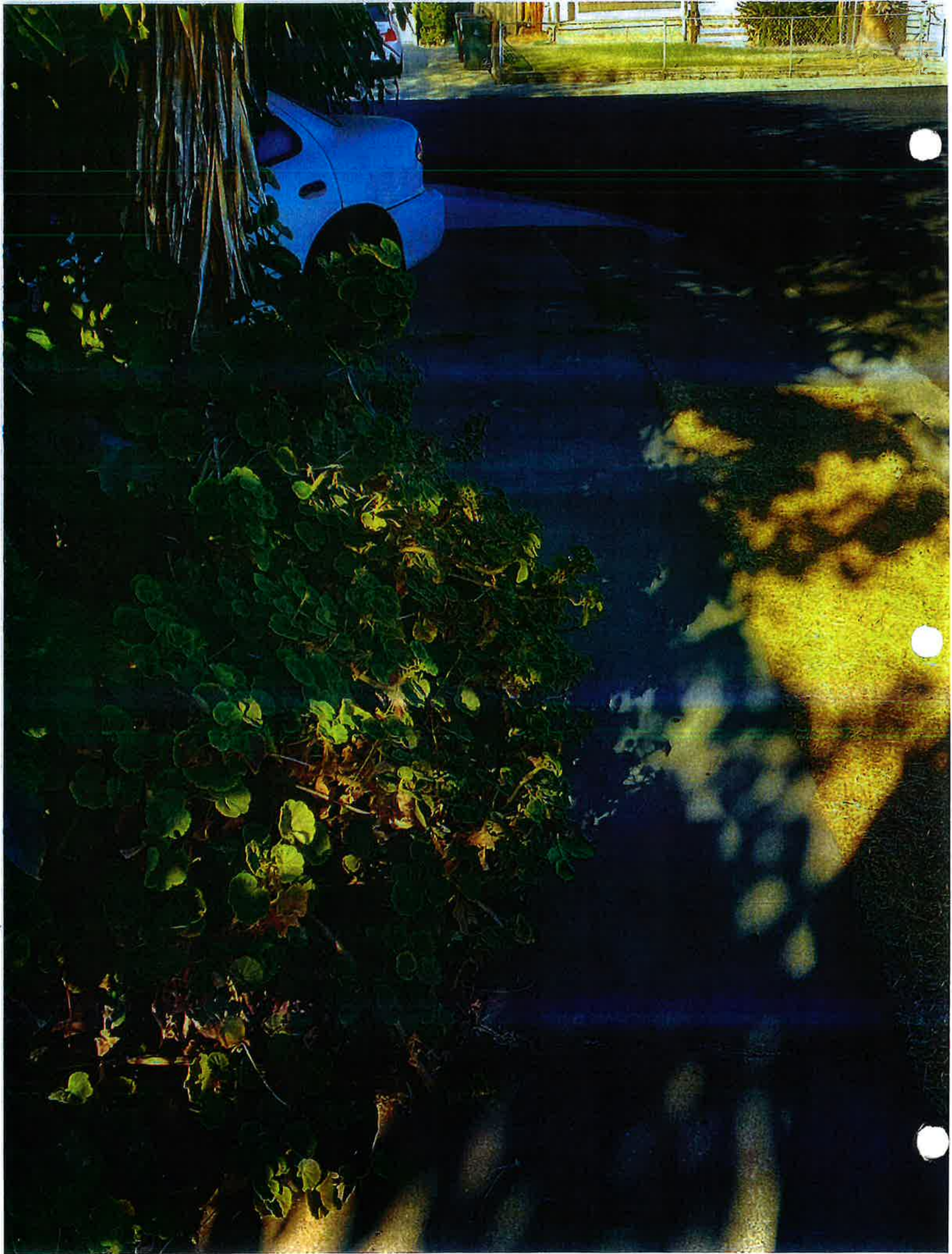






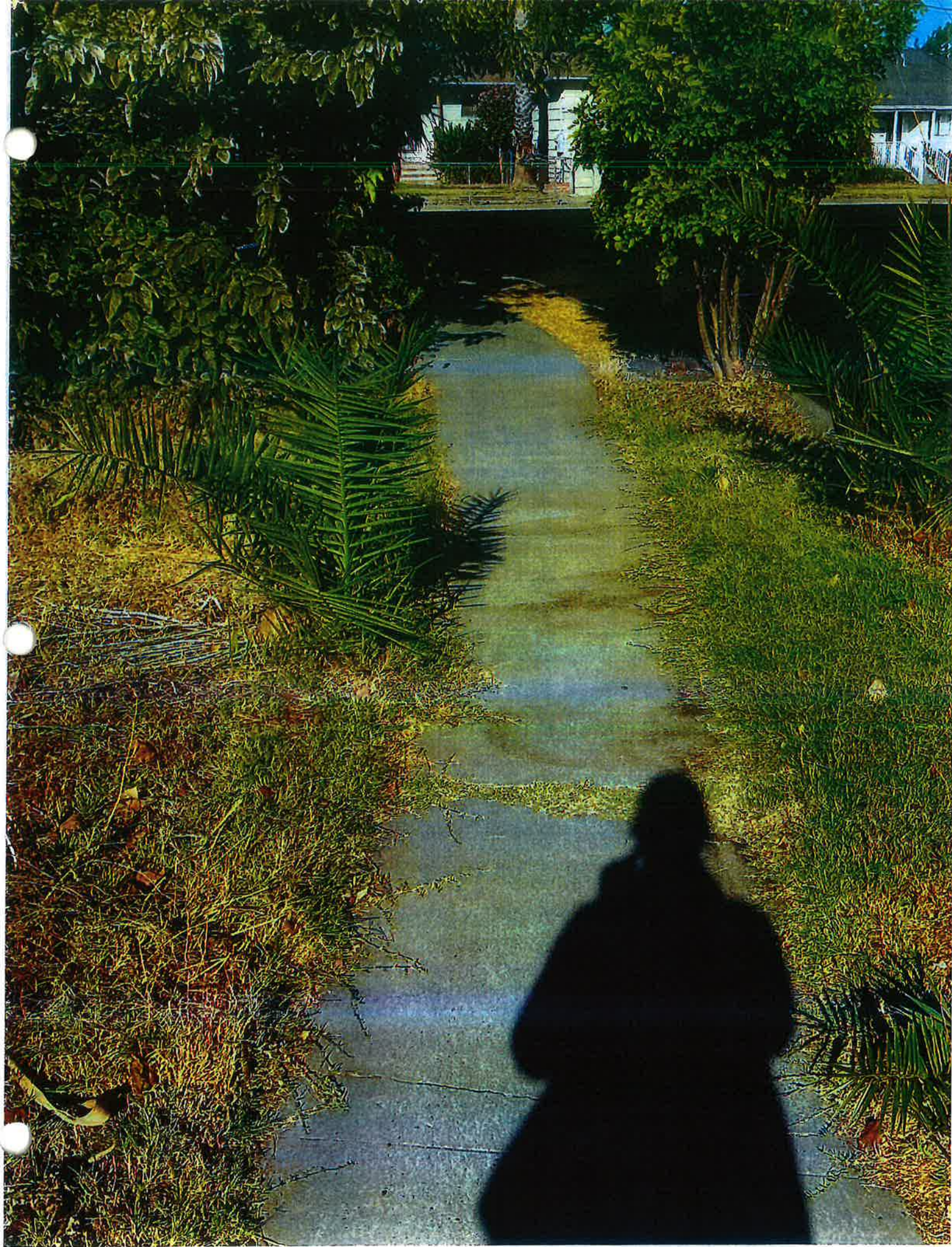




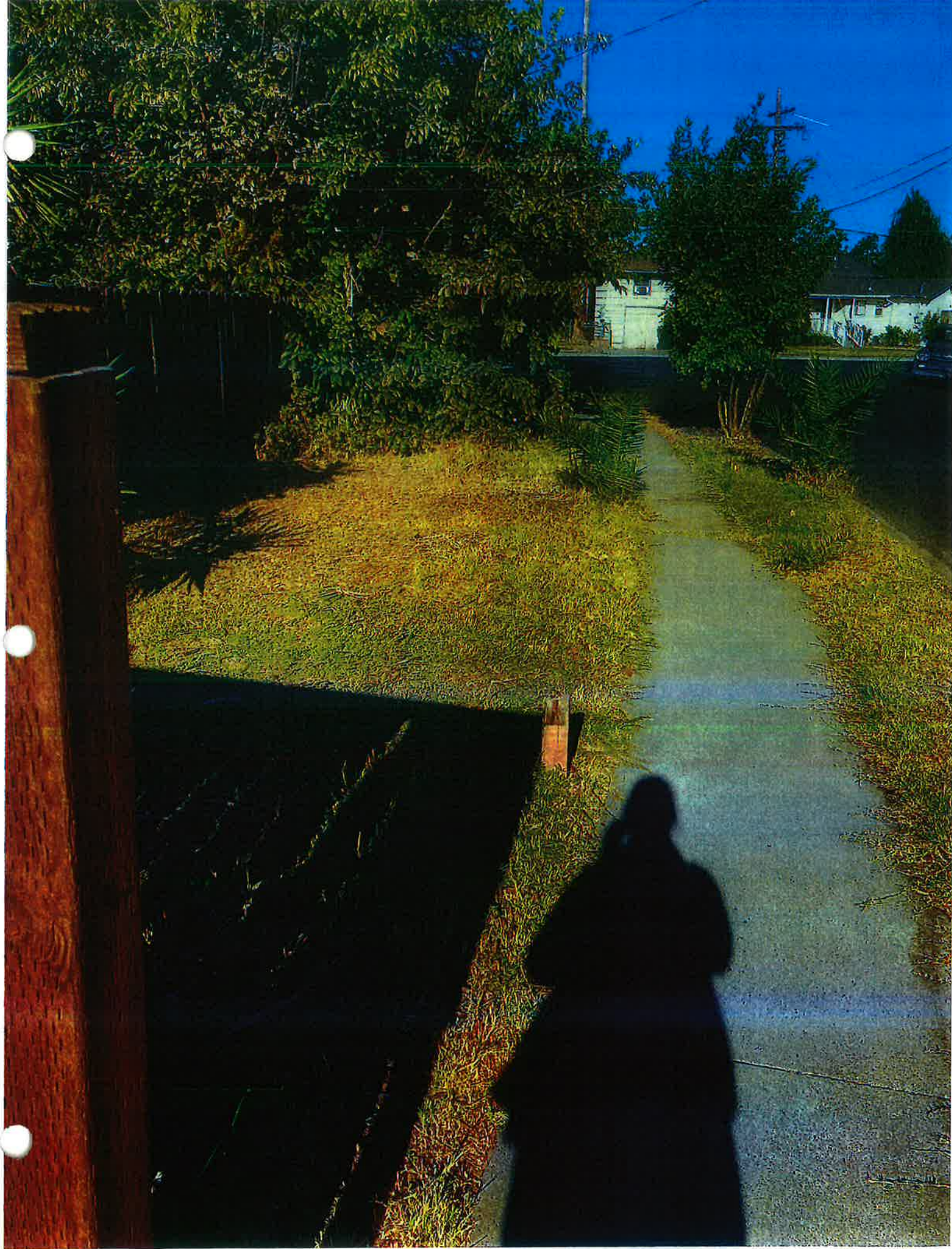


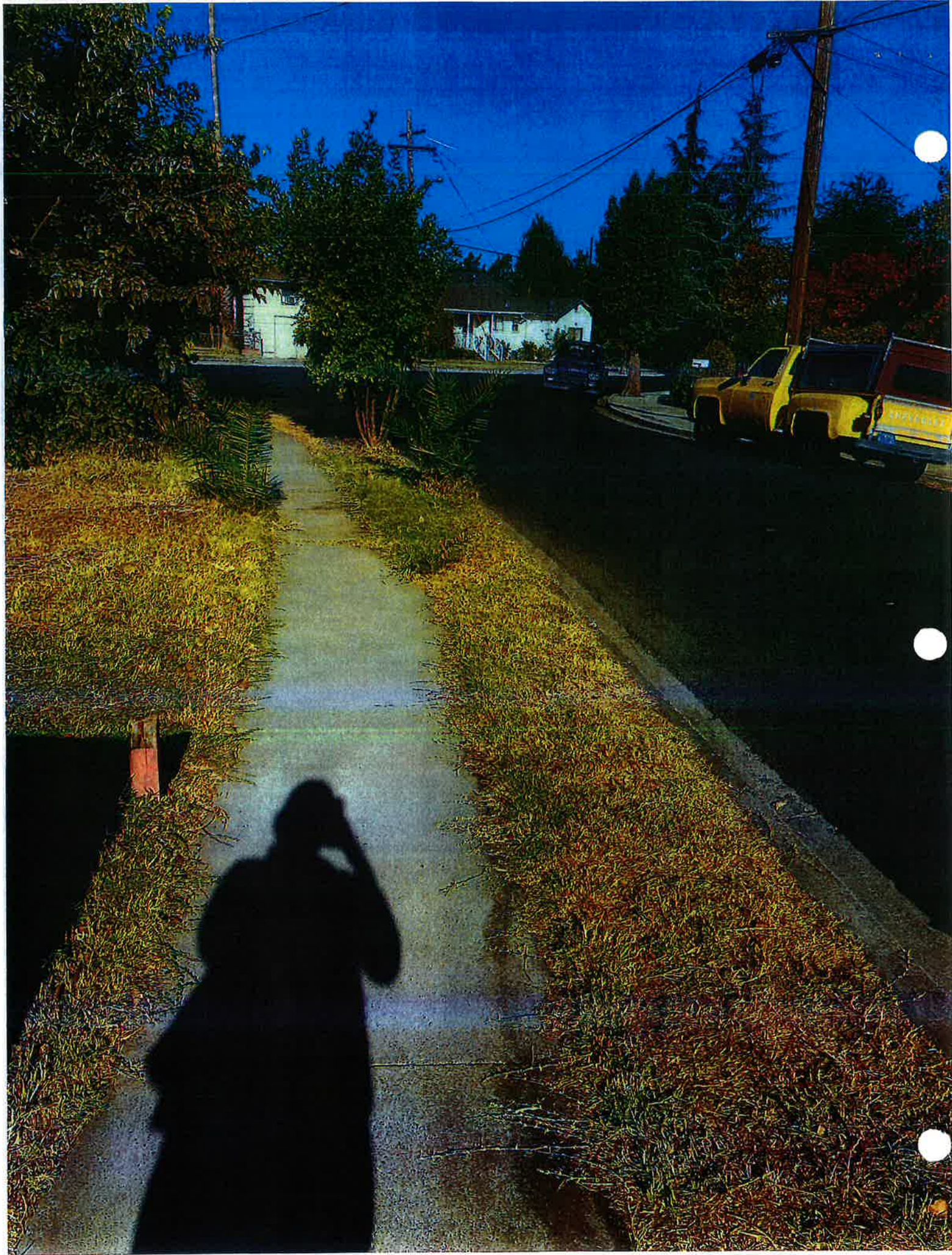




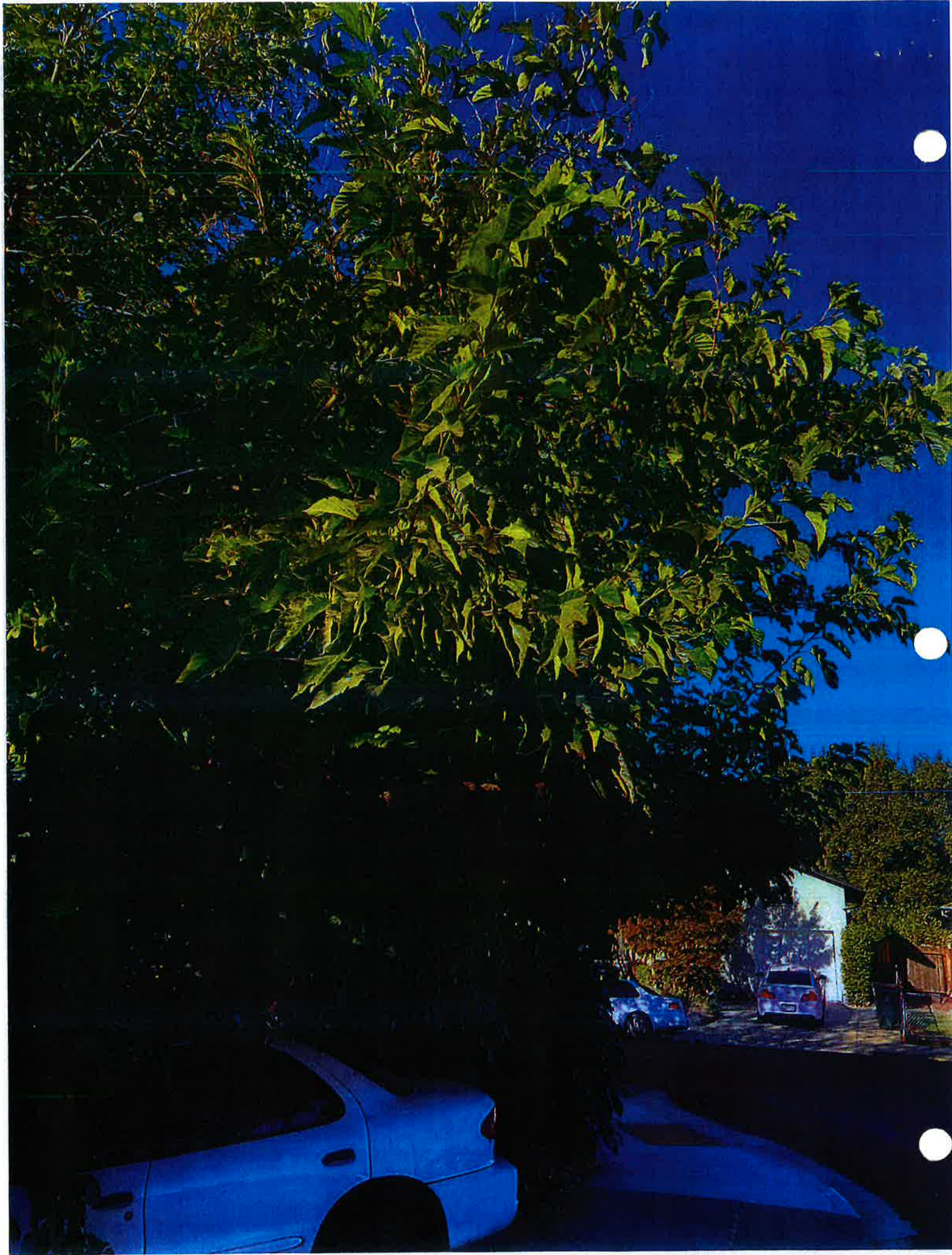






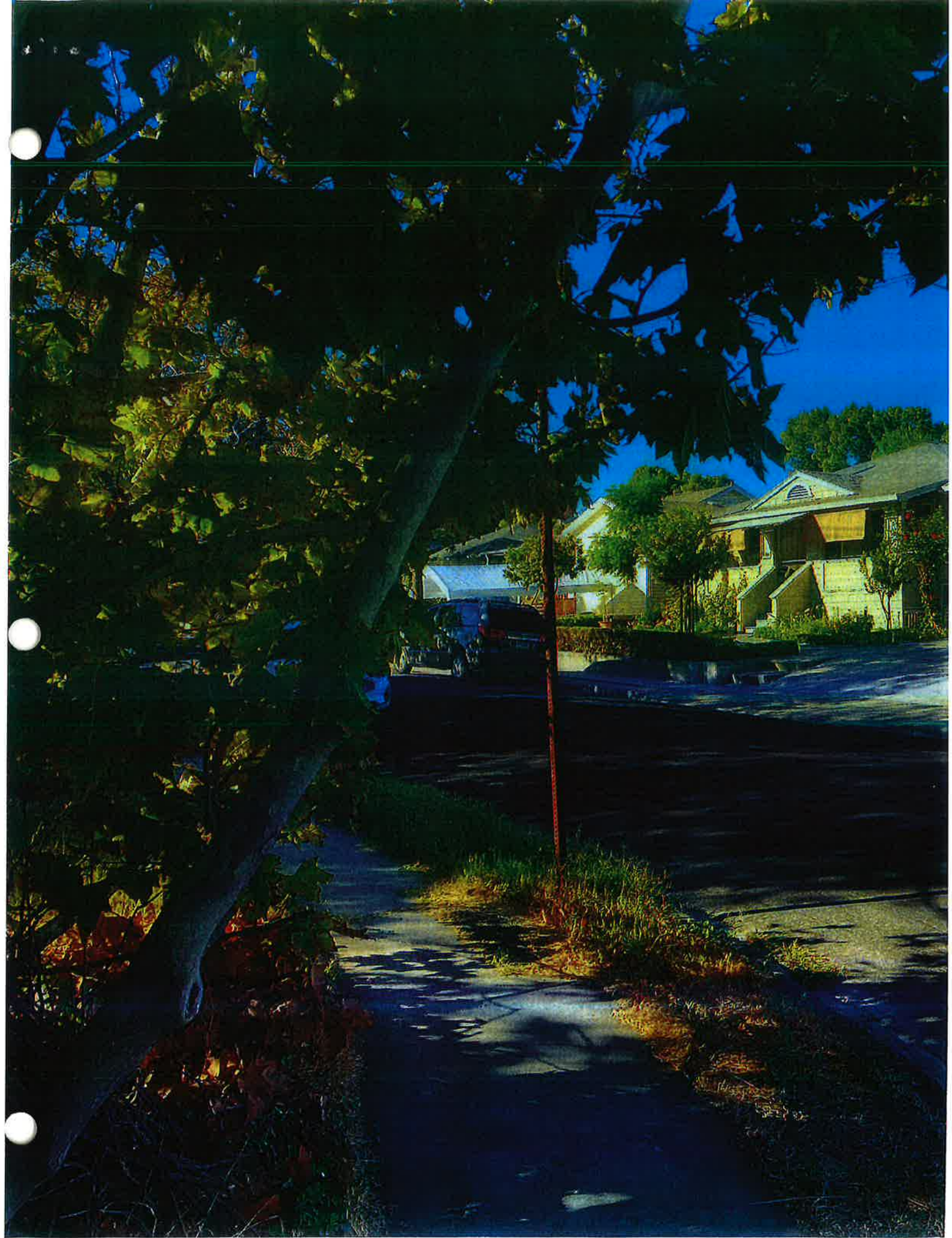








1123



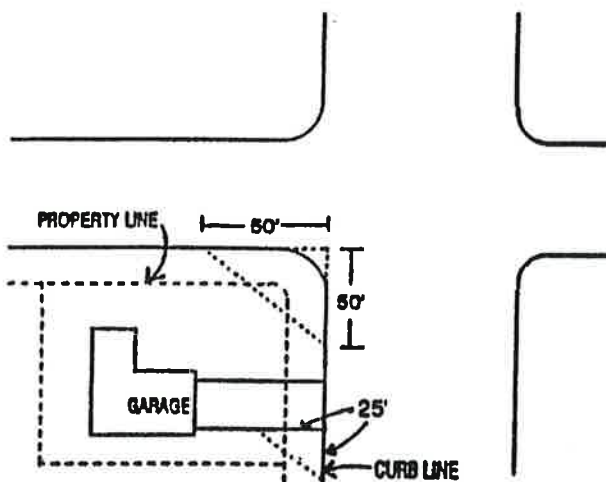
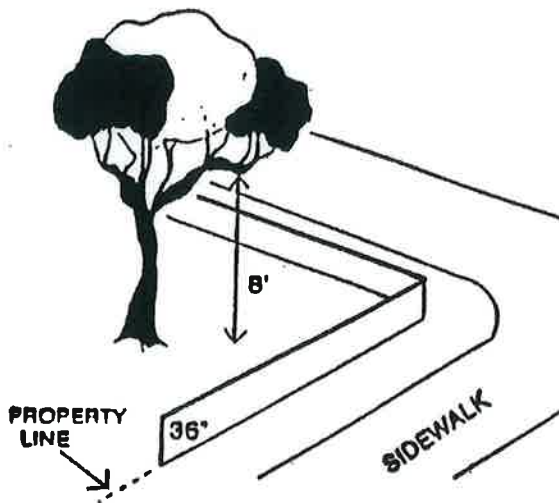


ARTICLE 11: SITE OBSTRUCTIONS AT INTERSECTIONS

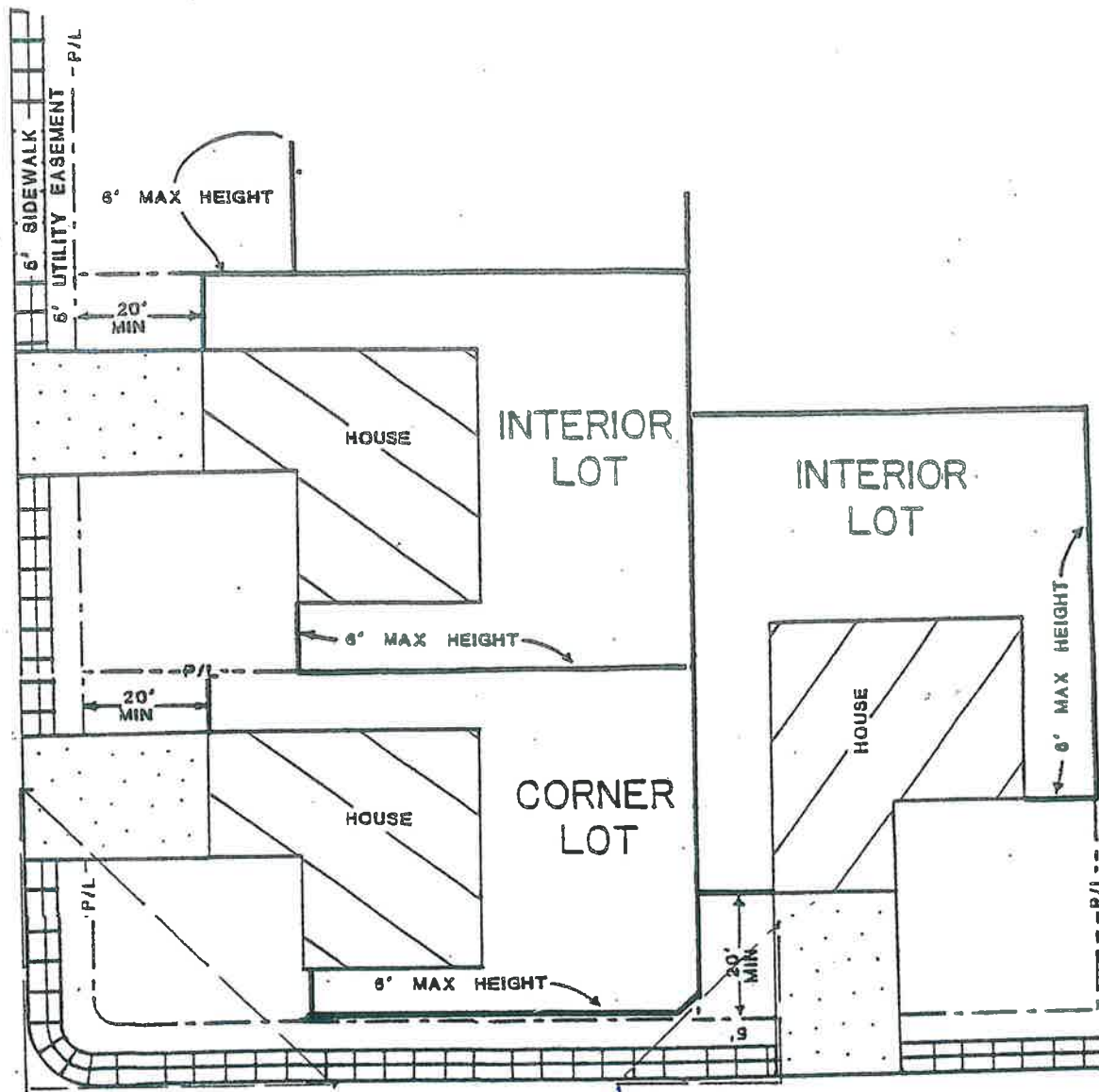
§ 9-5.1101 SITE OBSTRUCTIONS AT INTERSECTIONS.

No structure, vehicle, trailer, wall, fence, hedge or vegetation greater than three feet in height shall be permitted within a clear vision zone, with the exception of tree canopies featuring branches no lower than eight feet above the edge of pavement (see Figure 4). Clear vision zones at uncontrolled, non-signalized intersections shall be located within a triangular area bounded by the curb lines and a diagonal line joining points on the curblines located 50 feet back from what would be the point of these curblines' intersection. At controlled signalized intersections a triangle having 25 foot tangents at the curblines shall apply. For driveways a similar clear vision triangle shall be utilized featuring 25 foot tangents at the outside line of the driveway and the curbline (see Figure 5). These provisions shall not apply to existing public utility poles, traffic signs and signals, or corners where the contour of the land itself prevents visibility.

FIGURE 4 AND FIGURE 5

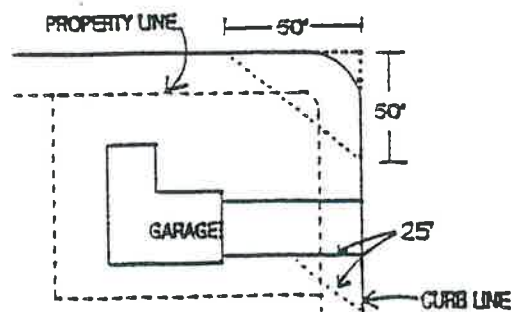


FENCE REQUIREMENTS



CLEAR VISION ZONES FOR RESIDENTIAL PROPERTIES

No structure or vegetation greater than three feet (3') in height shall be permitted within a clear vision zone, with the exception of tree canopies featuring branches no lower than eight feet (8') above the edge of pavement.





December 30, 2021

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date and Citation No.: 08/11/2021 / 28521

Dear C.Ray Jackson / Anne Brewer,

This is a follow up to our letter dated November 24, 2021. Please be advised your appeal is scheduled to be heard on **Thursday, January 6, 2022, at 3:00 p.m.** The Board of Appeals hearing will be held in-person in the Antioch City Council Chambers at City Hall. The address is 200 'H' Street, Antioch, CA. A copy of the Board of Administrative Appeals Agenda is attached.

Please note: Due to the Contra Costa Health Services (CCHS) Health Order amended on December 30, 2021, all people in Contra Costa, regardless of vaccination status, must wear face coverings in indoor public settings until further notice.

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

Thank you.

Sincerely,

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

CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

cc: Code Enforcement

Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007
Antioch, CA. 94531-5007
AntiochIsOpportunity.com

#3.02.WEB



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 December 30, 2021, 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:

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on December 30, 2021, at Antioch, California.

A handwritten signature in blue ink that reads "Christina Garcia". The signature is written in a cursive style and is positioned above a horizontal line.



ANTIOCH CALIFORNIA

December 30, 2021

C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date and Citation No.: 08/11/2021 / 28521

Dear C.Ray Jackson / Anne Brewer,

This is a follow up to our letter dated November 24, 2021. Please be advised your appeal is scheduled to be heard on Thursday, January 6, 2022, at 3:00 p.m. The Board of Appeals hearing will be held in-person in the Antioch City Council Chambers at City Hall. The address is 200 'H' Street, Antioch, CA. A copy of the Board of Administrative Appeals Agenda is attached.

Please note: Due to the Contra Costa Health Services (CCHS) Health Order amended on December 30, 2021, all people in Contra Costa, regardless of vaccination status, must wear face coverings in indoor public settings until further notice.

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

cc: Code Enforcement

Phone: (925) 779-7009
Fax: (925) 779-7007
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OFFICE OF THE CITY CLERK



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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 December 30, 2021, 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:

C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on December 30, 2021, at Antioch, California.

A handwritten signature in blue ink that reads "Christina Garcia". The signature is written in a cursive style and is positioned above a horizontal line.



Garcia, Christina

From: Garcia, Christina
Sent: Thursday, December 30, 2021 7:10 PM
To: Ray Jackson; Anne Brewer; Rebekah Jackson
Cc: City Clerk
Subject: Board of Administrative Appeals Scheduled on Jan. 6, 2022 at 3:00 p.m.
Attachments: Conf. Ltr.Appeal-Code Enf. (filed 08-20-21).C.Ray Jackson & Anne Brewer.Reminder w.Agenda(+atts)(01-06-2022).22.pdf

Good evening,

This is a follow up to our letter and email dated November 24, 2021.

Your appeal is scheduled to be heard at our next Board of Administrative Appeals hearing date on **January 6, 2022, beginning at 3:00 p.m.** This will be an **in-person** meeting located at the Antioch City Council Chambers in City Hall. The address is 200 'H' Street, Antioch, CA.

Also attached is our letter which includes the Board of Administrative Appeals Agenda, for your review.

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals.

Thank you.

Christina Garcia, CMC
Deputy City Clerk | City Clerk Department

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📠: (925) 779-7007
💻: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007



From: Garcia, Christina <cgarcia@antiochca.gov>
Sent: Wednesday, November 24, 2021 3:38 PM
To: Ray Jackson ; Anne Brewer ; Rebekah Jackson
Cc: City Clerk <cityclerk@ci.antioch.ca.us>
Subject: Board of Administrative Appeals Rescheduled to Jan. 6, 2022 due to no quorum

Good afternoon,

The Board of Administrative Appeals hearing date on December 2, 2021, is being rescheduled due to no quorum. Please find attached our letter, for your review.

Your appeal will be heard at the Board of Administrative Appeals hearing date on **January 6, 2022, beginning at 3:00 p.m.** This will be an **in-person** meeting located at the Antioch City Council Chambers in City Hall. The address is 200 'H' Street, Antioch, CA.

Thank you for your understanding.

Christina Garcia, CMC
Deputy City Clerk | City Clerk Department

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City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007

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**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

Date: Thursday, January 6, 2022
Time: 3:00 P.M.
Place: Antioch City Hall – Council Chambers
200 'H' Street
Antioch, CA 94531

BOARD MEMBERS

Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Marie Livingston
Antwon Webster
Crystal Sawyer-White
Ronald A. Grant
Vacant, Alternate

***PLEASE TURN OFF CELL PHONES BEFORE ENTERING THE MEETING
LOCATION.***

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND CALIFORNIA LAW, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

BOARD OF ADMINISTRATIVE APPEALS

SPEAKER RULES

NOTICE OF OPPORTUNITY TO ADDRESS THE BOARD

This agenda is a summary of the discussion items/actions proposed to be taken by the Board of Administrative Appeals. The public has the opportunity to address the Board on each agenda item. The Board can only take action on items that are listed on the agenda. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public Comments".

Members of the public wishing to provide public comments, may do so one of the following ways:

- 1) **WRITTEN PUBLIC COMMENT** – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us, **prior to 1:00 p.m. the day of the Board of Administrative Appeals Meeting.** Please indicate the agenda item and title in your email subject line. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting.
- 2) **IN PERSON** – Fill out a Speaker Request Form, available near the entrance doors, and place in the Speaker Card Tray near the City Clerk before the meeting begins.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair/Vice Chairperson).

After hearing from the public, the agenda item will be closed. Deliberations will then be limited to members of the Board.

NOTICE OF AVAILABILITY OF REPORTS

The Board of Administrative Appeals' Agendas, including Staff Reports, are posted onto the City's Website 72 hours before each meeting. To view the agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

Copies are available for inspection (and copying for a fee), at the City Clerk's Office, City Hall, 200 'H' Street, Antioch, CA 94509, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding holidays. Copies are also made available at the Antioch Public Library for inspection.

NOTICE OF OPPORTUNITY TO ADDRESS THE BOARD

The public has the opportunity to address the Board on each agenda item. Please see the Speaker Rules on the inside cover of this Agenda for additional information on public participation.

AGENDA

3:00 P.M. ROLL CALL

Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Marie Livingston
Antwon Webster
Crystal Sawyer-White
Ronald A. Grant
Vacant, Alternate

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – *Only unagendized issues will be discussed during this time.*

1. ELECTION OF CHAIR AND VICE-CHAIR

2. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR NOVEMBER 4, 2021

Recommended Action: Motion to continue the Meeting Minutes to the next meeting.

B. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS AND LIEN PROCESSING FEES FOR THE ACCOUNTS EXCLUDED DUE TO DISPUTES OR EXTENSIONS DURING THE PAST REVIEW PERIOD (FEBRUARY 2021 THROUGH APRIL 2021), AND THE CURRENT REVIEW PERIOD OF MAY 2021 THROUGH SEPTEMBER 2021

Recommendation: The Board of Administrative Appeals shall confirm each assessment and the amount thereof, as proposed or as corrected and modified, and order it assessed against the property. The Board shall also direct 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.

REGULAR AGENDA

OATH for all intending to testify

3. **CASE NO. CE2107-123 / ADMINISTRATIVE CITATION NO. 28521** – APPEAL FILED BY C. RAY JACKSON AND ANNE BREWER, PROPERTY LOCATION AT 1123 COOK STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(2) – OVERGROWN VEGETATION; §7-2.623(A)(2) – ENCROACHMENT; §9-5.1210 – TREES (OVERGROWN).

4. **CASE NO. CE2106-171 / ADMINISTRATIVE CITATION NO. 28523** – APPEAL FILED BY LAURA COCHNAUER, PROPERTY LOCATION AT 1119 MACAULAY STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §5-1.201.1 – UNPERMITTED RV.

NEW ITEM

5. SELECTION OF A PREFERENCE FOR FORMAT OF FUTURE MEETINGS: VIRTUAL OR IN-PERSON

Recommended Action: It is recommended that the Board of Administrative Appeals select a preferred format for future meetings.

WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chairperson/ Vice Chairperson will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*

Garcia, Christina

From: Garcia, Christina
Sent: Wednesday, November 24, 2021 3:38 PM
To: Ray Jackson; Anne Brewer; Rebekah Jackson
Cc: City Clerk
Subject: Board of Administrative Appeals Rescheduled to Jan. 6, 2022 due to no quorum
Attachments: Conf. Ltr.Appeal-Code Enf. (filed 08-20-21).C.Ray Jackson & Anne Brewer (Rescheduled-No Quorum).21.pdf

Good afternoon,

The Board of Administrative Appeals hearing date on December 2, 2021, is being rescheduled due to no quorum. Please find attached our letter, for your review.

Your appeal will be heard at the Board of Administrative Appeals hearing date on **January 6, 2022, beginning at 3:00 p.m.** This will be an **in-person** meeting located at the Antioch City Council Chambers in City Hall. The address is 200 'H' Street, Antioch, CA.

Thank you for your understanding.

Christina Garcia, CMC
Deputy City Clerk | City Clerk Department

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🌐: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007

ANTIOCH
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November 24, 2021

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date: 08/11/2021
Citation No.: 28521

Dear C.Ray Jackson / Anne Brewer,

Please be advised that your filed appeal scheduled to be heard on December 2, 2021, has been rescheduled, due to no quorum. Your appeal has been rescheduled to be heard on **Thursday, January 6, 2022, at 3:00 p.m.**, in-person, in the Antioch City Council Chambers at City Hall. The address is 200 'H' Street, Antioch, CA.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals.

Thank you.

Sincerely,

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

CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

cc: Code Enforcement





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 November 24, 2021, 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:

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on November 24, 2021, at Antioch, California.

A handwritten signature in blue ink, reading "Christina Garcia", is written over a horizontal line.



ANTIOCH CALIFORNIA

November 24, 2021

C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date: 08/11/2021
Citation No.: 28521

Dear C.Ray Jackson / Anne Brewer,

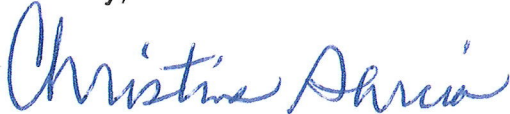
Please be advised that your filed appeal scheduled to be heard on December 2, 2021, has been rescheduled, due to no quorum. Your appeal has been rescheduled to be heard on Thursday, January 6, 2022, at 3:00 p.m., in-person, in the Antioch City Council Chambers at City Hall. The address is 200 'H' Street, Antioch, CA.

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All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals.

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

cc: Code Enforcement





PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

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C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on November 24, 2021, at Antioch, California.

A handwritten signature in blue ink, reading "Christina Garcia", is written over a horizontal line.



Garcia, Christina

From: Rebekah Jackson
Sent: Wednesday, November 3, 2021 8:36 PM
To: Garcia, Christina
Subject: Re: Code Appeal: CITATION #28521, POSTPONEMENT REQUEST FOR 10/7/2021 HEARING, should be December 2021- C Ray Jackson/ Anne Brewer (Rebekah Jackson) - Cook St, Antioch, CA

This is a RESEND. The email below was sent twice on 10/30 and again on 11/01.

The code affords a **60 (SIXTY) day postponement**, and has been shown to be allowed within past hearing minutes. That was requested on 10/03- see below.

The next hearing date for this matter should be in December, not November. At that time, the rebuttal to the code claim will be presented. It can not presented until that time due to medical issues.

It would be appreciated if the 60 (SIXTY) day postponement request from 10/03/21 would be honored.

Thank you

On 2021-11-01 07:56, Rebekah Jackson wrote:

Hello- Please see below both the resend of 10-30-2021 to the city clerk AND the original email of 10-03-2021

The email of 10-06-2021 from the deputy city clerk was not acknowledged since it was not received by all listed.

The 10-03-2021 request by email (sent 10-03-2021, resent 10-04-2021, with a copy dropped directly at the city clerk's office on 10-04-2021) was for a **60-day postponement**, which would mean December. The November 4 hearing date is premature.

The **60-day postponement**, as afforded in the code, is re-requested due to illness.

Acknowledgement of this email is requested.

Thank you.

C. Ray Jackson, Anne Brewer, (Rebekah Jackson) / owner.

Rebekah Jackson

On 2021-10-30 16:34, Rebekah Jackson wrote:

This email is being sent 10/30/2021, referencing the November 4, 2021 Hearing letter received 10/30/2021-

To the City Clerk of Antioch, California: Reference Citation # 28521

Please see below. A **_60 DAY_ postponement**, as outlined and afforded in the Code Enforcement of the City of Antioch, CA., was requested from the 10/07/2021 Hearing.

Thank you.

Sincerely,

C. Ray Jackson, Anne Brewer (Rebekah Jackson)/ owner.

Please see previous email below-

On 2021-10-03 14:57, wrote:

To The City Clerk of Antioch, California: **Reference Citation # 28521**

Re: In receipt of letter dated September 20, 2021 from Deputy City Clerk CHRISTINA GARCIA

A Postponement of 10/7/2021 Hearing is requested:

In the matter regarding **Cook St, Antioch, CA** and the Code Enforcement Hearing, a POSTPONMENT of not less than the allotted 60 (sixty) days is requested, as outlined and afforded in the Code Enforcement of the City of Antioch, CA. This request is due to medical issues.

Please note that this request, made on 10/3/2021, and expected to be received and viewed by the Antioch City Clerk no later than 10/4/2021, would be in advance of 96 hours before the code appeal hearing, and is more than the required 72 hour period before the 10/7/2021 hearing date set- as outlined in said letter re: the code appeal hearing from Christina Garcia-Deputy City Clerk.

Please advise of receipt of this request.

Thank you very much.

Sincerely,

C Ray Jackson, Anne Brewer and Rebekah Jackson / owner.

Garcia, Christina

From: Rebekah Jackson
Sent: Monday, November 1, 2021 7:56 AM
To: Garcia, Christina
Subject: Re: Code Appeal: CITATION #28521, POSTPONEMENT REQUEST FOR 10/7/2021 HEARING, should be December 2021- C Ray Jackson/ Anne Brewer (Rebekah Jackson) - Cook St, Antioch, CA

Hello- Please see below both the resend of 10-30-2021 to the city clerk AND the original email of 10-03-2021

The email of 10-06-2021 from the deputy city clerk was not acknowledged since it was not received by all listed.

The 10-03-2021 request by email (sent 10-03-2021, resent 10-04-2021, with a copy dropped directly at the city clerk's office on 10-04-2021) was for a **60-day postponement**, which would mean December. The November 4 hearing date is premature.

The **60-day postponement**, as afforded in the code, is re-requested due to illness.

Acknowledgement of this email is requested.

Thank you.

C. Ray Jackson, Anne Brewer, (Rebekah Jackson) / owner.

Rebekah Jackson

On 2021-10-30 16:34, Rebekah Jackson wrote:

This email is being sent 10/30/2021, referencing the November 4, 2021 Hearing letter received 10/30/2021-

To the City Clerk of Antioch, California: Reference Citation # 28521

Please see below. A **_60 DAY_ postponement**, as outlined and afforded in the Code Enforcement of the City of Antioch, CA., was requested from the 10/07/2021 Hearing.

Thank you.

Sincerely,

C. Ray Jackson, Anne Brewer (Rebekah Jackson)/ owner.

Please see previous email below-

On 2021-10-03 14:57, wrote:

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Re: In receipt of letter dated September 20, 2021 from Deputy City Clerk CHRISTINA GARCIA

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Please advise of receipt of this request.

Thank you very much.

Sincerely,

C Ray Jackson, Anne Brewer and Rebekah Jackson / owner.



October 28, 2021

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date: 08/11/2021
Citation No.: 28521

Dear C.Ray Jackson / Anne Brewer,

This is a follow up to our letter dated October 6, 2021. Please be advised your appeal has been rescheduled to be heard on **Thursday, November 4, 2021, at 3:00 p.m.**, per your request.

IMPORTANT NOTICE REGARDING THIS MEETING: In response to the COVID-19 Health Order issued by the Contra Costa County Health Officer, the City of Antioch will not be hosting in-person Board of Administrative Appeals' Meetings. Instead, the meetings will be held as teleconference/virtual meetings through the Zoom webinar platform.

The Board of Administrative Appeals' Meeting will be held as a Zoom Meeting and the public is invited to participate as "attendees". The Zoom Invite for this meeting is listed on the next page, which includes the telephone number for you to call in to participate, if that is your preference.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

All people who wish to speak at the hearing, including you, will be required to take an Oath. 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.

Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007
Antioch, CA. 94531-5007
AntiochIsOpportunity.com

#2A.02.WEB

C.Ray Jackson / Anne Brewer
October 28, 2021
Page Two

Clerk's Office - Board of Administrative Appeals Zoom Meeting

Join Zoom Meeting:

<https://us06web.zoom.us/j/85065738170?pwd=MFNDWWtpVmVmaWF3Z0x6QVlVb0g4dz09>

Meeting ID: 850 6573 8170

Passcode: 355950

One tap mobile

+16699006833,,85065738170#,,,,*355950# US (San Jose)

+12532158782,,85065738170#,,,,*355950# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/j/kuTyad47a>

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

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 October 28, 2021, 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:

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on October 28, 2021, at Antioch, California.

A handwritten signature in blue ink, reading "Christina Garcia", written over a horizontal line.





ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

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 who 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 following:

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.
- 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 Board of Administrative Appeals Agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

When You Don't Show For Your Hearing:

- If you do not appear at the hearing time and date you have been notified of, and unless you have provided the City Clerk seventy-two (72) hour notice before the hearing that you are requesting a postponement, your appeal will be heard without your participation.

How You Will Act At Your Appeal Hearing:

- You, and anyone else who is participating the appeal at your request, will maintain a respectful attitude at all time.
- 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 citation was wrongfully issued.

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 citation. 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 upon to speak.
- You will have **five (5) minutes** to present the reasons why you are appealing the citation.
- Any other additional persons who may oppose or support your appeal will have **three (3) minutes** to speak.
- 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 citation was wrongfully issued.
- 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 the citation, your appeal will be denied and the citation amount that you deposited to have your appeal will not be refunded.

How The Board Will Rule:

The Board can only rule one of two ways:

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

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.



**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**THURSDAY, NOVEMBER 4, 2021
3:00 P.M.**

PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE HELD AS A TELECONFERENCE/VIRTUAL MEETING. OBSERVERS MAY VIEW THE MEETING LIVESTREAMED VIA THE BOARD OF ADMINISTRATIVE APPEALS' WEBSITE AT:

<https://www.antiochca.gov/boaa/meeting/>

Notice of Opportunity to Address the Board of Administrative Appeals

Members of the public wishing to provide public comment **prior to or during** the meeting may do so in the following ways (#2 pertains to the Zoom webinar platform):

- 1) Prior to 1:00 p.m. the day of the meeting – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting. **Please indicate the agenda item and title in your email subject line.**
- 2) After 1:00 p.m. the day of the meeting and during the meeting – Please see the Speakers' Rules for instructions on how to comment, on the inside cover of this Agenda. The Speakers' Rules are also listed on the Board of Administrative Appeals website located on the following link: <https://www.antiochca.gov/boaa/meeting/>.

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BOARD OF ADMINISTRATIVE APPEALS **SPEAKERS' RULES**

IMPORTANT NOTICE REGARDING THIS MEETING: To protect our residents, officials, and staff, and aligned with the Governor's Executive Order N-29-20, certain teleconference requirements of the Brown Act have been suspended, including the requirement to provide a physical location for members of the public to participate in the meeting.

Members of the public seeking to observe the meeting may do so at <https://www.antiochca.gov/boaa/meeting/>.

Members of the public wishing to provide public comment may do so in the following ways (#2 pertains to the Zoom Webinar):

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- 2) After 1:00 p.m. the day of the meeting and during the meeting – To participate and provide oral public comments during the meeting, click on the following link to register in advance, to access the meeting via Zoom Webinar: <https://www.antiochca.gov/speakers>
 - You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.
 - When the Chair/Vice Chairperson announces public comments, click the "raise hand" feature in Zoom. For instructions on using the "raise hand" feature in Zoom, visit: https://www.antiochca.gov/raise_hand. Please ensure your Zoom client is updated so staff can enable your microphone when it is your turn to speak.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair/Vice Chairperson).

After hearing from the public, the agenda item will be closed. Deliberations will then be limited to members of the Board.

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In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

NOTICE OF AVAILABILITY OF REPORTS

This agenda is a summary of the discussion items/actions proposed to be taken by the Board of Administrative Appeals. The public has the opportunity to address the Board on each agenda item. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public Comments".

AGENDA

3:00 P.M. ROLL CALL

Deborah Simpson, Chairperson
Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Marie Livingston
Darrell Goodbeer
Antwon Webster
Vacant, Alternate

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – *Only unagendized issues will be discussed during this time.*

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR JULY 1, 2021

Recommended Action: Motion to approve the Minutes.

2. REGULAR AGENDA

OATH for all intending to testify

A. CASE NO. CE2107-123 / ADMINISTRATIVE CITATION NO. 28521 – APPEAL FILED BY C. RAY JACKSON AND ANNE BREWER, PROPERTY LOCATION AT 1123 COOK STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(2) – OVERGROWN VEGETATION; §7-2.623(A)(2) – ENCROACHMENT; §9-5.1210 – TREES (OVERGROWN).

B. CASE NO. CE2106-171 / ADMINISTRATIVE CITATION NO. 28523 – APPEAL FILED BY LAURA COCHNAUER, PROPERTY LOCATION AT 1119 MACAULAY STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §5-1.201.1 – UNPERMITTED RV.

REGULAR AGENDA – Continued

- C. ANIMAL SERVICES CASE NO. A21-001592 / ADMINISTRATIVE CITATION NO. 29885 – APPEAL FILED BY LAURA LETKEMAN, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §6-1.501(K) UNLAWFUL ACTS - HARBOR OR FEED A FERAL CAT EXCEPT ON ONE'S OWN PROPERTY.**

WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chairperson/ Vice Chairperson will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*

ANTIOCH CALIFORNIA

October 28, 2021

C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date: 08/11/2021
Citation No.: 28521

Dear C.Ray Jackson / Anne Brewer,

This is a follow up to our letter dated October 6, 2021. Please be advised your appeal has been rescheduled to be heard on **Thursday, November 4, 2021, at 3:00 p.m.**, per your request.

IMPORTANT NOTICE REGARDING THIS MEETING: In response to the COVID-19 Health Order issued by the Contra Costa County Health Officer, the City of Antioch will not be hosting in-person Board of Administrative Appeals' Meetings. Instead, the meetings will be held as teleconference/virtual meetings through the Zoom webinar platform.

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All people who wish to speak at the hearing, including you, will be required to take an Oath. 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.



C.Ray Jackson / Anne Brewer
October 28, 2021
Page Two

Clerk's Office - Board of Administrative Appeals Zoom Meeting

Join Zoom Meeting:

<https://us06web.zoom.us/j/85065738170?pwd=MFNDWWtpVmVmaWF3Z0x6QVlVb0g4dz09>

Meeting ID: 850 6573 8170

Passcode: 355950

One tap mobile

+16699006833,,85065738170#,,,,*355950# US (San Jose)

+12532158782,,85065738170#,,,,*355950# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/j/kuTyad47a>

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

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 October 28, 2021, 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:

C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on October 28, 2021, at Antioch, California.

A handwritten signature in blue ink that reads "Christina Garcia". The signature is written in a cursive style and is positioned above a horizontal line.





ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

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**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**THURSDAY, NOVEMBER 4, 2021
3:00 P.M.**

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BOARD OF ADMINISTRATIVE APPEALS **SPEAKERS' RULES**

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AGENDA

3:00 P.M. ROLL CALL

Deborah Simpson, Chairperson
Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Marie Livingston
Darrell Goodbeer
Antwon Webster
Vacant, Alternate

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – *Only unagendized issues will be discussed during this time.*

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR JULY 1, 2021

Recommended Action: Motion to approve the Minutes.

2. REGULAR AGENDA

OATH for all intending to testify

A. CASE NO. CE2107-123 / ADMINISTRATIVE CITATION NO. 28521 – APPEAL FILED BY C. RAY JACKSON AND ANNE BREWER, PROPERTY LOCATION AT 1123 COOK STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(2) – OVERGROWN VEGETATION; §7-2.623(A)(2) – ENCROACHMENT; §9-5.1210 – TREES (OVERGROWN).

B. CASE NO. CE2106-171 / ADMINISTRATIVE CITATION NO. 28523 – APPEAL FILED BY LAURA COCHNAUER, PROPERTY LOCATION AT 1119 MACAULAY STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §5-1.201.1 – UNPERMITTED RV.

REGULAR AGENDA – Continued

- C. **ANIMAL SERVICES CASE NO. A21-001592 / ADMINISTRATIVE CITATION NO. 29885** – APPEAL FILED BY LAURA LETKEMAN, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §6-1.501(K) UNLAWFUL ACTS - HARBOR OR FEED A FERAL CAT EXCEPT ON ONE'S OWN PROPERTY.

WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chairperson/ Vice Chairperson will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*



October 6, 2021

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

Email: crj77@comcast.net, annebrewer@comcast.net, rebekahj@sonic.net

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date: 08/11/2021
Citation No.: 28521

Dear C.Ray Jackson / Anne Brewer,

This is a follow up to your email dated October 3, 2021, wherein you are requesting your appeal to be continued.

Please be advised your appeal has been **rescheduled** to be heard on **Thursday, November 4, 2021, at 3:00 p.m.**

IMPORTANT NOTICE REGARDING THIS MEETING: In response to the COVID-19 Health Order issued by the Contra Costa County Health Officer, the City of Antioch will not be hosting in-person Board of Administrative Appeals' Meetings. Instead, the meetings will be held as teleconference/virtual meetings through the Zoom webinar platform.

The Board of Administrative Appeals' Meeting will be held as a Zoom Meeting and the public is invited to participate as "attendees". The Zoom Meeting invitation will also include the telephone number for you to call in to participate, if that is your preference. Our office will email you the November 4, 2021, Board of Administrative Appeals Agenda and Zoom Meeting Invitation by October 29, 2021. We will also mail you the agenda which will include the Zoom Meeting Invitation information.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007
Antioch, CA. 94531-5007
AntiochIsOpportunity.com

C.Ray Jackson / Anne Brewer

October 6, 2021

Page Two

All people who wish to speak at the hearing, including you, will be required to take an Oath. 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, CMC

Deputy City Clerk

cityclerk@ci.antioch.ca.us

cc: Code Enforcement



Garcia, Christina

From: Garcia, Christina
Sent: Wednesday, October 6, 2021 11:10 AM
To: Ray Jackson; Anne Brewer; Rebekah Jackson
Cc: City Clerk; Michael, Curt
Subject: Code Appeal: POSTPONEMENT REQUEST FOR 10/7/2021 HEARING- C Ray Jackson/ Anne Brewer (Rebekah Jackson) - Cook St, Antioch, CA
Attachments: Conf. Ltr.Appeal-Code Enf. (filed 08-20-21).C.Ray Jackson & Anne Brewer (Reschedule).21.pdf

Good morning,

Please find attached the confirmation letter wherein you have requested to reschedule your appeal.

Your appeal has been rescheduled to be heard on November 4, 2021, at 3:00 p.m. The Board of Administrative Appeals Agenda and Zoom Invitation will be emailed to you on October 29, 2021.

Please confirm receipt of this email. Thank you.

Christina Garcia, CMC
Deputy City Clerk | City Clerk Department

☎: (925) 779-7009
📠: (925) 779-7007
💻: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007



From: Rebekah Jackson
Sent: Sunday, October 3, 2021 2:58 PM
To: City Clerk <cityclerk@ci.antioch.ca.us>
Subject: Code Appeal: POSTPONEMENT REQUEST FOR 10/7/2021 HEARING- C Ray Jackson/ Anne Brewer (Rebekah Jackson) - Cook St, Antioch, CA

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To The City Clerk of Antioch, California: Reference Citation # 28521

Re: In receipt of letter dated September 20, 2021 from Deputy City Clerk CHRISTINA GARCIA

A Postponement of 10/7/2021 Hearing is requested:

In the matter regarding **Cook St, Antioch, CA** and the Code Enforcement Hearing, a POSTPONMENT of not less than the allotted 60 (sixty) days is requested, as outlined and afforded in the Code Enforcement of the City of Antioch, CA. This request is due to medical issues.

Please note that this request, made on 10/3/2021, and expected to be received and viewed by the Antioch City Clerk no later than 10/4/2021, would be in advance of 96 hours before the code appeal hearing, and is more than the required 72 hour period before the 10/7/2021 hearing date set- as outlined in said letter re: the code appeal hearing from Christina Garcia-Deputy City Clerk.

Please advise of receipt of this request.

Thank you very much.

Sincerely,

C Ray Jackson, Anne Brewer and Rebekah Jackson / owner.

Garcia, Christina

From: Rebekah Jackson
Sent: Monday, October 4, 2021 10:42 AM
To: City Clerk
Subject: Re: Code Appeal: POSTPONEMENT REQUEST FOR 10/7/2021 HEARING- C Ray Jackson/
Anne Brewer (Rebekah Jackson) - Cook St, Antioch, CA

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

resend- verification of receipt requested- thank you.

Rebekah Jackson

On 2021-10-03 14:57, Rebekah Jackson wrote:

To The City Clerk of Antioch, California: Reference Citation # 28521

Re: In receipt of letter dated September 20, 2021 from Deputy City Clerk CHRISTINA GARCIA

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Please advise of receipt of this request.

Thank you very much.

Sincerely,

C Ray Jackson, Anne Brewer and Rebekah Jackson / owner.

Garcia, Christina

From: Rebekah Jackson
Sent: Sunday, October 3, 2021 2:58 PM
To: City Clerk
Subject: Code Appeal: POSTPONEMENT REQUEST FOR 10/7/2021 HEARING- C Ray Jackson/
Anne Brewer (Rebekah Jackson) - Cook St, Antioch, CA

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Please advise of receipt of this request.

Thank you very much.

Sincerely,

C Ray Jackson, Anne Brewer and Rebekah Jackson / owner.



October 1, 2021

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date: 08/11/2021
Citation No.: 28521

Dear C.Ray Jackson / Anne Brewer,

This is a follow up to our letter dated September 20, 2021. Please be advised your appeal is scheduled to be heard on **Thursday, October 7, 2021, at 3:00 p.m.**

IMPORTANT NOTICE REGARDING THIS MEETING: In response to the COVID-19 Health Order issued by the Contra Costa County Health Officer, the City of Antioch will not be hosting in-person Board of Administrative Appeals' Meetings. Instead, the meetings will be held as teleconference/virtual meetings through the Zoom webinar platform.

The Board of Administrative Appeals' Meeting will be held as a Zoom Meeting and the public is invited to participate as "attendees". The Zoom Invite for this meeting is listed on the next page, which includes the telephone number for you to call in to participate, if that is your preference.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

All people who wish to speak at the hearing, including you, will be required to take an Oath. 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.

Phone: (925) 779-7009
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Antioch, CA. 94531-5007
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#2A.02WEB

C.Ray Jackson / Anne Brewer

October 1, 2021

Page Two

Clerk's Office - Board of Administrative Appeals Zoom Meeting

Join Zoom Meeting:

<https://us06web.zoom.us/j/87131670663?pwd=WnhldUtvekFTYmhnS3MzcXVMSTJsQT09>

Meeting ID: 871 3167 0663

Passcode: 447098

One tap mobile

+16699006833,,87131670663#,,,,*447098# US (San Jose)

+13462487799,,87131670663#,,,,*447098# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Find your local number: <https://us06web.zoom.us/j/kuTyad47a>

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC

Deputy City Clerk

cityclerk@ci.antioch.ca.us

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 October 1, 2021, 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:

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on October 1, 2021, at Antioch, California.

A handwritten signature in blue ink that reads "Christina Garcia". The signature is written in a cursive style and is positioned above a horizontal line.





ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

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 who 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 following:

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.
- 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 Board of Administrative Appeals Agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

When You Don't Show For Your Hearing:

- If you do not appear at the hearing time and date you have been notified of, and unless you have provided the City Clerk seventy-two (72) hour notice before the hearing that you are requesting a postponement, your appeal will be heard without your participation.

How You Will Act At Your Appeal Hearing:

- You, and anyone else who is participating the appeal at your request, will maintain a respectful attitude at all time.
- 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 citation was wrongfully issued.

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 citation. 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 upon to speak.
- You will have **five (5) minutes** to present the reasons why you are appealing the citation.
- Any other additional persons who may oppose or support your appeal will have **three (3) minutes** to speak.
- 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 citation was wrongfully issued.
- 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 the citation, your appeal will be denied and the citation amount that you deposited to have your appeal will not be refunded.

How The Board Will Rule:

The Board can only rule one of two ways:

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

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.



**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**THURSDAY, OCTOBER 7, 2021
3:00 P.M.**

PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE HELD AS A TELECONFERENCE/VIRTUAL MEETING. OBSERVERS MAY VIEW THE MEETING LIVESTREAMED VIA THE BOARD OF ADMINISTRATIVE APPEALS' WEBSITE AT:

<https://www.antiochca.gov/boaa/meeting/>

Notice of Opportunity to Address the Board of Administrative Appeals

Members of the public wishing to provide public comment **prior to or during** the meeting may do so in the following ways (#2 pertains to the Zoom webinar platform):

- 1) **Prior to 1:00 p.m. the day of the meeting** – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting. **Please indicate the agenda item and title in your email subject line.**
- 2) **After 1:00 p.m. the day of the meeting and during the meeting** – Please see the Speakers' Rules for instructions on how to comment, on the inside cover of this Agenda. The Speakers' Rules are also listed on the Board of Administrative Appeals website located on the following link: <https://www.antiochca.gov/boaa/meeting/>.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Clerk's Office receives your comments, you are strongly encouraged to submit your comments in writing by 1:00 p.m. the day of the meeting.

The Board of Administrative Appeals' Agendas, including Staff Reports, are posted onto our City's Website 72 hours before each meeting. To view the agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

BOARD OF ADMINISTRATIVE APPEALS **SPEAKERS' RULES**

IMPORTANT NOTICE REGARDING THIS MEETING: To protect our residents, officials, and staff, and aligned with the Governor's Executive Order N-29-20, certain teleconference requirements of the Brown Act have been suspended, including the requirement to provide a physical location for members of the public to participate in the meeting.

Members of the public seeking to observe the meeting may do so at <https://www.antiochca.gov/boaa/meeting/>.

Members of the public wishing to provide public comment may do so in the following ways (#2 pertains to the Zoom Webinar):

- 1) Prior to 1:00 p.m. the day of the meeting – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting. **Please indicate the agenda item and title in your email subject line.**
- 2) After 1:00 p.m. the day of the meeting and during the meeting – To participate and provide oral public comments during the meeting, click on the following link to register in advance, to access the meeting via Zoom Webinar: <https://www.antiochca.gov/speakers>
 - You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.
 - When the Chair/Vice Chairperson announces public comments, click the "raise hand" feature in Zoom. For instructions on using the "raise hand" feature in Zoom, visit: https://www.antiochca.gov/raise_hand. Please ensure your Zoom client is updated so staff can enable your microphone when it is your turn to speak.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair/Vice Chairperson).

After hearing from the public, the agenda item will be closed. Deliberations will then be limited to members of the Board.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Clerk's Office receives your comments, you are strongly encouraged to submit your comments in writing by 1:00 p.m. the day of the meeting.

In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

NOTICE OF AVAILABILITY OF REPORTS

This agenda is a summary of the discussion items/actions proposed to be taken by the Board of Administrative Appeals. The public has the opportunity to address the Board on each agenda item. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public Comments".

AGENDA

3:00 P.M. ROLL CALL

Deborah Simpson, Chairperson
Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Marie Livingston
Darrell Goodbeer
Antwon Webster
Vacant, Alternate

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – *Only unagendized issues will be discussed during this time.*

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR JULY 1, 2021

Recommended Action: Motion to approve the Minutes.

2. REGULAR AGENDA

OATH for all intending to testify

A. CASE NO. CE2107-123 / ADMINISTRATIVE CITATION NO. 28521 – APPEAL FILED BY C. RAY JACKSON AND ANNE BREWER, PROPERTY LOCATION AT 1123 COOK STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(2) – OVERGROWN VEGETATION; §7-2.623(A)(2) – ENCROACHMENT; §9-5.1210 – TREES (OVERGROWN).

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WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chairperson/ Vice Chairperson will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*



October 1, 2021

C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date: 08/11/2021
Citation No.: 28521

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C.Ray Jackson / Anne Brewer

October 1, 2021

Page Two

Clerk's Office - Board of Administrative Appeals Zoom Meeting

Join Zoom Meeting:

<https://us06web.zoom.us/j/87131670663?pwd=WnhldUtvckFTYmhnS3MzcXVMSTJsQT09>

Meeting ID: 871 3167 0663

Passcode: 447098

One tap mobile

+16699006833,,87131670663#,,, *447098# US (San Jose)

+13462487799,,87131670663#,,, *447098# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Find your local number: <https://us06web.zoom.us/j/kuTyad47a>

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC

Deputy City Clerk

cityclerk@ci.antioch.ca.us

cc: Code Enforcement

Enclosures

Phone: (925) 779-7009

Fax: (925) 779-7007

Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007

Antioch, CA. 94531-5007

AntiochIsOpportunity.com



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 October 1, 2021, 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:

C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on October 1, 2021, at Antioch, California.

A handwritten signature in blue ink, reading "Christina Garcia", is written over a horizontal line.





ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

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How The Board Will Rule:

The Board can only rule one of two ways:

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

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.



**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**THURSDAY, OCTOBER 7, 2021
3:00 P.M.**

PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE HELD AS A TELECONFERENCE/VIRTUAL MEETING. OBSERVERS MAY VIEW THE MEETING LIVESTREAMED VIA THE BOARD OF ADMINISTRATIVE APPEALS' WEBSITE AT:

<https://www.antiochca.gov/boaa/meeting/>

Notice of Opportunity to Address the Board of Administrative Appeals

Members of the public wishing to provide public comment **prior to or during** the meeting may do so in the following ways (#2 pertains to the Zoom webinar platform):

- 1) Prior to 1:00 p.m. the day of the meeting – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting. **Please indicate the agenda item and title in your email subject line.**
- 2) After 1:00 p.m. the day of the meeting and during the meeting – Please see the Speakers' Rules for instructions on how to comment, on the inside cover of this Agenda. The Speakers' Rules are also listed on the Board of Administrative Appeals website located on the following link: <https://www.antiochca.gov/boaa/meeting/>.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Clerk's Office receives your comments, you are strongly encouraged to submit your comments in writing by 1:00 p.m. the day of the meeting.

The Board of Administrative Appeals' Agendas, including Staff Reports, are posted onto our City's Website 72 hours before each meeting. To view the agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

BOARD OF ADMINISTRATIVE APPEALS

SPEAKERS' RULES

IMPORTANT NOTICE REGARDING THIS MEETING: To protect our residents, officials, and staff, and aligned with the Governor's Executive Order N-29-20, certain teleconference requirements of the Brown Act have been suspended, including the requirement to provide a physical location for members of the public to participate in the meeting.

Members of the public seeking to observe the meeting may do so at <https://www.antiochca.gov/boaa/meeting/>.

Members of the public wishing to provide public comment may do so in the following ways (#2 pertains to the Zoom Webinar):

- 1) Prior to 1:00 p.m. the day of the meeting – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting. **Please indicate the agenda item and title in your email subject line.**
- 2) After 1:00 p.m. the day of the meeting and during the meeting – To participate and provide oral public comments during the meeting, click on the following link to register in advance, to access the meeting via Zoom Webinar: <https://www.antiochca.gov/speakers>
 - You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.
 - When the Chair/Vice Chairperson announces public comments, click the "raise hand" feature in Zoom. For instructions on using the "raise hand" feature in Zoom, visit: https://www.antiochca.gov/raise_hand. Please ensure your Zoom client is updated so staff can enable your microphone when it is your turn to speak.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair/Vice Chairperson).

After hearing from the public, the agenda item will be closed. Deliberations will then be limited to members of the Board.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Clerk's Office receives your comments, you are strongly encouraged to submit your comments in writing by 1:00 p.m. the day of the meeting.

In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

NOTICE OF AVAILABILITY OF REPORTS

This agenda is a summary of the discussion items/actions proposed to be taken by the Board of Administrative Appeals. The public has the opportunity to address the Board on each agenda item. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public Comments".

AGENDA

3:00 P.M. ROLL CALL

Deborah Simpson, Chairperson
Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Marie Livingston
Darrell Goodbeer
Antwon Webster
Vacant, Alternate

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – *Only unagendized issues will be discussed during this time.*

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR JULY 1, 2021

Recommended Action: Motion to approve the Minutes.

2. REGULAR AGENDA

OATH for all intending to testify

A. CASE NO. CE2107-123 / ADMINISTRATIVE CITATION NO. 28521 – APPEAL FILED BY C. RAY JACKSON AND ANNE BREWER, PROPERTY LOCATION AT 1123 COOK STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(2) – OVERGROWN VEGETATION; §7-2.623(A)(2) – ENCROACHMENT; §9-5.1210 – TREES (OVERGROWN).

B. CASE NO. CE2106-171 / ADMINISTRATIVE CITATION NO. 28523 – APPEAL FILED BY LAURA COCHNAUER, PROPERTY LOCATION AT 1119 MACAULAY STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §5-1.201.1 – UNPERMITTED RV.

WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chairperson/ Vice Chairperson will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*



September 20, 2021

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date: 08/11/2021
Citation No.: 28521

Dear C.Ray Jackson / Anne Brewer,

This is a follow up to your written appeal filed on August 20, 2021, regarding the above-referenced Administrative Citation received from Code Enforcement. Also received was your check in the amount of \$590 (\$300 fine, \$240 reinspection fee and \$50 appeal fee).

Please be advised your appeal is scheduled to be heard on **Thursday, October 7, 2021, at 3:00 p.m.**

IMPORTANT NOTICE REGARDING THIS MEETING: In response to the COVID-19 Health Order issued by the Contra Costa County Health Officer, the City of Antioch will not be hosting in-person Board of Administrative Appeals' Meetings. Instead, the meetings will be held as teleconference/virtual meetings through the Zoom webinar platform.

The Board of Administrative Appeals' Meeting will be held as a Zoom Meeting and the public is invited to participate as "attendees". The Zoom Meeting invitation will also include the telephone number for you to call in to participate, if that is your preference. You can email our office at: cityclerk@ci.antioch.ca.us to receive the Board of Administrative Appeals Agenda and Zoom Meeting Invitation on October 1, 2021. We will also mail you the agenda which will include the Zoom Meeting Invitation information.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007
Antioch, CA. 94531-5007
AntiochIsOpportunity.com

C.Ray Jackson / Anne Brewer
September 20, 2021
Page Two

All people who wish to speak at the hearing, including you, will be required to take an Oath. 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, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

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 September 20, 2021, 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:

C.Ray Jackson / Anne Brewer
Cook Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on September 20, 2021, at Antioch, California.

A handwritten signature in blue ink that reads "Christina Garcia". The signature is written in a cursive style and is positioned above a horizontal line.





September 20, 2021

C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

RE: Board of Administrative Appeals Hearing
Property Address: Cook Street, Antioch, CA
Citation Date: 08/11/2021
Citation No.: 28521

Dear C.Ray Jackson / Anne Brewer,

This is a follow up to your written appeal filed on August 20, 2021, regarding the above-referenced Administrative Citation received from Code Enforcement. Also received was your check in the amount of \$590 (\$300 fine, \$240 reinspection fee and \$50 appeal fee).

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Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007
Antioch, CA. 94531-5007
AntiochIsOpportunity.com

C.Ray Jackson / Anne Brewer

September 20, 2021

Page Two

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Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

cc: Code Enforcement

Enclosures





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STATE OF CALIFORNIA)
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C.Ray Jackson / Anne Brewer
Thornsberry Road
Sonoma, CA 95476

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A handwritten signature in blue ink that reads "Christina Garcia". The signature is written in a cursive style and is positioned above a horizontal line.





ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

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 who 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 following:

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.
- 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 Board of Administrative Appeals Agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

When You Don't Show For Your Hearing:

- If you do not appear at the hearing time and date you have been notified of, and unless you have provided the City Clerk seventy-two (72) hour notice before the hearing that you are requesting a postponement, your appeal will be heard without your participation.

How You Will Act At Your Appeal Hearing:

- You, and anyone else who is participating the appeal at your request, will maintain a respectful attitude at all time.
- 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 citation was wrongfully issued.

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 citation. 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 upon to speak.
- You will have **five (5) minutes** to present the reasons why you are appealing the citation.
- Any other additional persons who may oppose or support your appeal will have **three (3) minutes** to speak.
- 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 citation was wrongfully issued.
- 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 the citation, your appeal will be denied and the citation amount that you deposited to have your appeal will not be refunded.

How The Board Will Rule:

The Board can only rule one of two ways:

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

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.

ADMINISTRATIVE
CITATION
City of Antioch

Citation # 28521

- ☒ Code Enforcement - (925) 779-7042
☐ Police Department - (925) 779-6900
☐ Animal Control - (925) 779-6989

Date of Violation 8-11-21 Time 1200 ☐ AM ☒ PM Day of Week WEDNESDAY

Location of Violation

COOK ST

Citation Issued To (owner/resident/business)

JACKSON C RAY BREWER AND

Address (if different than violation)

THORNSBERRY RD

City

ANTIOCH

State

CA

Zip

94576

Driver's License

State

DOB

Vehicle License

State

Year

Make

Model

Color

You are being issued an Administrative Citation for the violation(s) listed below. Continued violation may result in additional Administrative Citations and/or legal action.

☒ 1st Violation - \$100.00/\$130.00

☐ 2nd Violation - \$500.00/\$700.00

☐ 3rd Violation - \$1,000.00/\$1,300.00

Refer to the back of
this citation for
information on paying
the amount indicated.

Code Section	Description of Violation	Fine Amount
5-1.202(A)(2)	OVERGROWN VEG	\$ 100.00
7-2.603(A)(2)	ENCROACHMENT	\$ 100.00
9-5.1210	TREES (OVERGROWN)	\$ 100.00
		\$
		\$

REINSPECTION FEE: \$ 240.00 TOTAL DUE: \$540.00

Notes:

CUT, TRIM, AND DISPOSE OF
ALL OVERGROWN, ENCROACHING
VEGETATION INCLUDING TREES
HANGING TOO LOW OVER THE
SIDEWALK AND STREET.

Issuing Officer

ID number

Date

Case #

A.J.

E. 158

8-11

CE2107-03

TO AVOID ADDITIONAL CITATIONS, YOU MUST CORRECT THE ABOVE
VIOLATION(S) ON OR BEFORE: 8-21-21

Questions regarding payment of this citation, call the Finance Department,
(925) 779-7055. Mail payment to:

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

To pay in person, the Cashiers are located on the First Floor of City Hall, 200 H
Street, Antioch, California, Monday - Friday - 8:00 a.m. - 4:30 p.m. except holidays

See Reverse Side

WHITE - FILE COPY / YELLOW - VIOLATION COPY / PINK - FINANCE COPY

CITY OF ANTIOCH
P.O. BOX 5007
ANTIOCH, CA 94531-5007

ORDER: You are ordered to immediately cease the commission of the violation(s) listed on the reverse of this Administrative Citation.

ADMINISTRATIVE CITATION: Pursuant to Section 1-2.01(E) of the Antioch Municipal Code, each day the violation continues is a separate and distinct offense and subject to additional citations. Fines per each count of the Antioch Municipal Code Section violated are as follows: first Citation \$100.00, second Citation \$200.00, third and subsequent Citations \$500.00. Notwithstanding the above violations of local building and safety codes are punishable by fines of \$130 for the first citation, \$700 for second Citation and \$1,300 for third and subsequent Citations.

RIGHTS OF APPEAL: You have the right to contest this Administrative Citation at a public hearing before a "Administrative Review Panel" ("ARP"). To request a hearing, you must pay an advance deposit in the full amount of the fine and submit that amount with the written appeal either by mail to the City Clerk, P.O. Box 5007, Antioch, CA 94531-5007, or in person to the City Clerk's office at City Hall, 200 H Street, Antioch, within ten (10) days from the date of the Administrative Citation. A properly filed appeal will result in written notification of the date and time set for your hearing. Failure to appear at your hearing will constitute a failure to exhaust your administrative remedies. Any person who requests an appeal of an administrative citation and is unable to make the advance deposit of the fine required under AMC §1-5.05(B) may file an advance deposit hardship waiver application. Applications may be obtained from the City Clerk's Office at the above address and must be submitted with the appeal request.

HOW TO PAY FINE: The amount of the Administrative Fine(s) is listed on the reverse of this Administrative Citation and must be paid to the City of Antioch within ten (10) days from the date of this Citation. You may pay and deliver the Administrative Fine(s) to the City by mail (P.O. Box 5007, Antioch, CA 94531-5007) or in person to the Cashiers in the Finance Department, First Floor of City Hall, 200 H Street, Antioch. Payment should be in the form of a personal check, cashier's check, money order, VISA, Master Card or Discover Card. Unless you have requested a hearing to appeal the Administrative Citation, you will be subject to the imposition of a ten percent (10%) late payment penalty if the Administrative Fine(s) is not paid. Payment of Administrative Fine(s) does not permit any continuation or repeated occurrence of the violation(s) listed on the reverse of this Administrative Citation.

CONSEQUENCES OF FAILURE TO PAY THE FINE(S): The City will collect any unpaid Administrative Citation fines or late payment charges by use of all available legal means, including, but not limited to, those means available for the collection of judgments, special assessment liens on real property and all actions for recovery of money. The City has the authority to collect all costs and attorney fees associated with the filing of such actions.

RIGHT TO JUDICIAL REVIEW: Any person aggrieved by an administrative decision of the ARP on an Administrative Citation may obtain review of the administrative decision by filing a petition for review with the Superior Court in Contra Costa County in accordance with the timelines and provisions set forth in California Government Code Section 53069.4.

IMPORTANTE.
POR FAVOR HAGA QUE LA INFORMACION EN ESTE FORMULARIO
SEA TRADUCIDA PARA USTED.

Appeal re: Administrative Code Citation No. 28521, Case No. CE-2107-123; C. Ray Jackson, Anne Brewer, property owners. Rebekah Jackson, resident.

Note that the Citation No. 28521, dated 8-11-2021, was postmarked 8-16-21 and received at both the Antioch and Sonoma residence addresses associated with the 1123 Cook St, Antioch, CA property on 8-18-2021, leaving only 3 days to respond/appeal, with the tenth day, 8-21-2021, being a weekend day.

The citation references the following code sections (see below) and in writing on the citation references the following in this order and wording:

5-1-202(A)(2)- "overgrown veg"
7-2623(A)(2)- "encroachment"
9.5.1210- "trees overgrown"

The citation continues in the note section in the following manner in writing:

"Cut, trim and dispose of all overgrown, encroaching vegetation including trees hanging too low over the sidewalk and street."

Appeal Response is below each referenced Code Section below and is indicated as **"RESPONSE:"**

§ 5-1.202 SPECIFIC NUISANCES PROHIBITED.

(A) Property inadequately maintained.

(2) Premises on which overgrown, dead or decayed trees, weeds or other vegetation pose a risk of harm to the public, or constitute visual blight or reduce the aesthetic appearance of the neighborhood, or are offensive to the senses, or are detrimental to the use and enjoyment of nearby properties, or reduce nearby property values due to its visibility from the public right-of-way;

RESPONSE: (photo attached). In reference to the citation as noted above- "overgrown veg." The term "overgrown" can be subjective and can also suggest messy and unkempt. The two trees, a Mulberry and a Berry tree- as there is no other vegetation that could apply- are lush and healthy, they are well maintained and kept up. They are completely on private property and pose absolutely no risk to the public in any possible way. They are maintained such that not only do they not reduce the aesthetic appearance of the neighborhood, it is quite the opposite in that they enhance the neighborhood. The immediate neighbors- Mike Quintana, Joseph and Connie Langston- who affront the property, have no objections to the trees in any manner and indicate that they look nice and are not offensive in any way. The trees in no way present any type of detriment to any other property- they have a very wide clearance from any other nearby property and again, are on private property. The trees in no way reduce property values- the house directly across on Cook St sold this past December for \$50,000 over asking price and the house to the rear recently sold for full price which was over \$100,000 over appraised value. Rebekah Jackson has resided at the residence for over ten years and received regular compliments about the trees- they are beautiful, etc.- and has never received any complaints from neighbors. They also provide needed shade, actually reduce noise and contribute to the value of the area.

Note that in 2017 a code enforcer- a retired police officer- cleared the trees, saying they were "no problem" and per notes "everything is fine here," and also stating they were on

private property, away from other properties. In 2019 a code enforcer also cleared the trees, noting the same as above: on private property, not a problem, etc.

§ 7-2.623 TREES, HEDGES, FENCES, AND SHRUBBERY.

(A) Planting or erection.

(2) No tree, hedge, shrub, or other planting whatever, fence, or similar structure shall be maintained across any existing walkway in a sidewalk area or shoulder. The intent of this restriction is to keep free a walkway for pedestrian or other lawful public travel without interference by or with vehicular travel. No encroachment of any nature shall be permitted or maintained which impedes, obstructs, or denies such pedestrian or other lawful travel within the limits of the right-of-way of a public street or which impairs adequate sight distance for safe pedestrian or vehicular traffic.

RESPONSE: "encroachment." Does not apply. The trees are not impeding the sidewalk, travel or sight distance in any form per this section whose intent is to "keep free a walkway for pedestrian or other lawful public travel without interference by or with vehicular travel." The code enforcer in 2019 explained this section using a pre-printed diagram and the trees are not impeding. The two trees- again a Mulberry and a Berry tree- are completely on private property and are well-maintained and kept up. They are both regularly trimmed away from the public right-of-way.

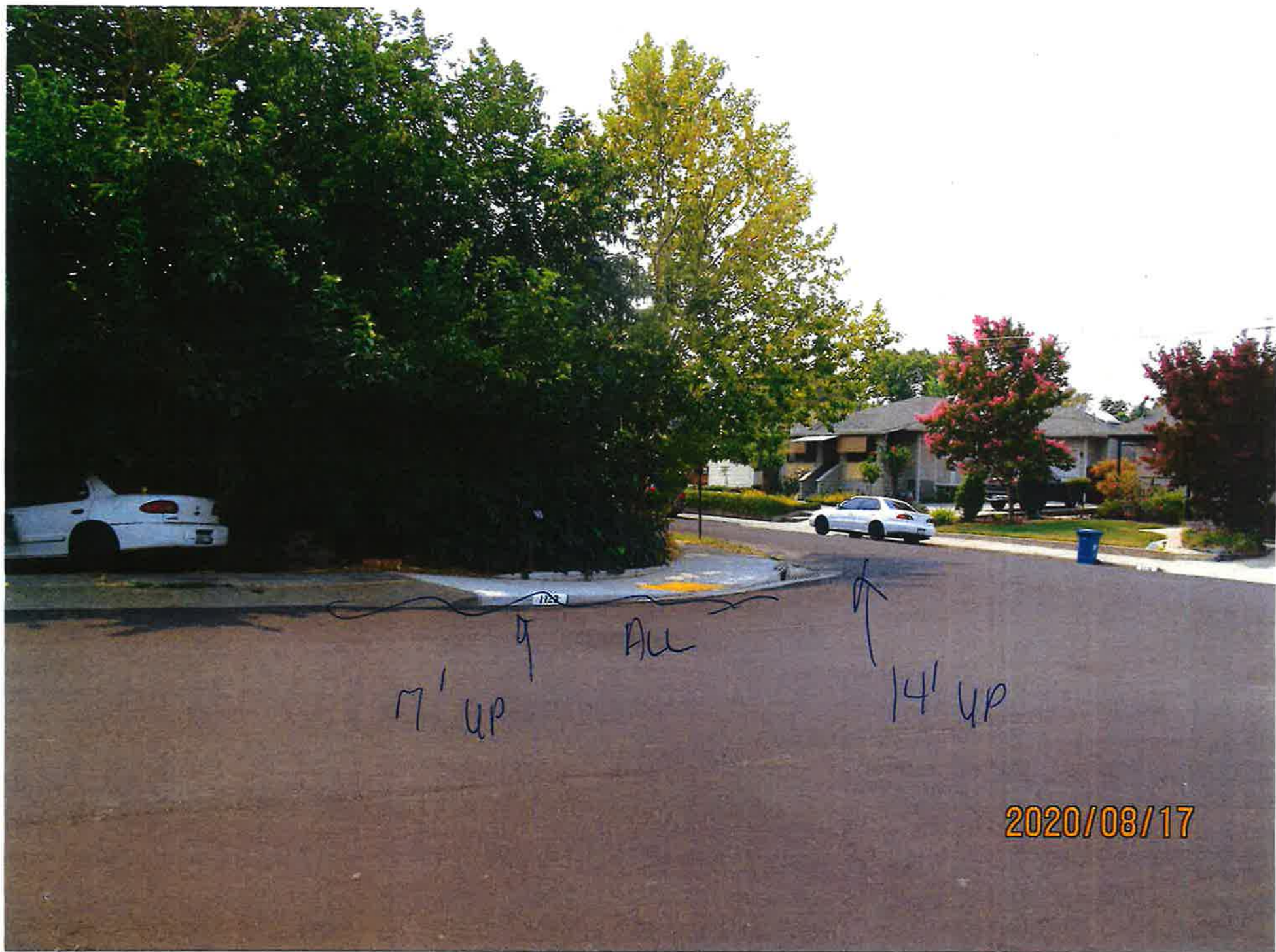
§ 9-5.1210 REGULATIONS ON TREE LOCATIONS.

Trees planted on private property, outside of a city right-of-way, shall be at least five feet from the sidewalk. Branches from such trees shall be trimmed to clear the sidewalk by at least seven feet and to clear the street by at least 14 feet.

RESPONSE: (photos with tape measure). "trees overgrown." The trees are already maintained at the proper height clearance over the sidewalk/street, per the code, on an ongoing and regular basis and have always been maintained as such. This is assuming that the "at least 7 feet" and "at least 14 feet" over the sidewalk and street respectively are the same standard 7 and 14 feet as measured by the Craftsman brand tape measure. (See photos with tape measure at the 7 foot height). The photos provided by the code enforcer from 8/10/2021, as dated on the photos, were seemingly taken from the street or a car without benefit of measurement. The attached photos have a tape measure that is set at the 7 foot marker for the sidewalk. The street area for the Berry and Mulberry trees does not have anything over the street.

Of further note- the trees are well on private property and use thereof, and are maintained in a manner that is for the benefit, enjoyment and protection of the resident; they do not impede or bother any other areas.







2020/08/17

**STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL
FOR CONSIDERATION AT THE HEARING ON JANUARY 6, 2022**

PREPARED BY: Amanda Lunsford, Code Enforcement Officer

PREPARED FOR: Administrative Board of Appeals

APPROVED BY: Curt Michael, Code Enforcement Manager

DATE: December 29, 2021

SUBJECT: Case No. CE2106-171
1119 Macaulay St. Antioch, CA 94531
Violation of Antioch Municipal Codes:
§5-1.201.1

REQUEST:

Laura Cochnauer has requested a hearing to appeal Citation #28523, issued 08-10-2021 for the following violations of the Antioch Municipal Code:

§ 5-1.201.1 WHEN STORAGE OF A RECREATIONAL VEHICLE IS A PUBLIC NUISANCE.

It is hereby declared a public nuisance for any person owning, leasing, occupying, or having charge or possession of any premises in the city to park or store any recreational vehicle, including but not limited to, a trailer, boat, fifth-wheel trailer, motorhome, motorized cart, tent trailer, travel trailer, utility trailer, travel coach, bus, unmounted camper shell, or other mobile recreational equipment or watercraft or any empty trailer intended for or capable of carrying any of the above, in any front or side yard in a residential district, including the driveway, subject only to the following exceptions:

BACKGROUND INFORMATION:

On 06-22-2021, upon inspection of the property, I noted an RV/Camper parked upon an unpaved surface, and on the landscape portion of the property on the side yard. I took and uploaded photographs. I issued a notice of violation advising of the violation and requiring the violation be corrected within 10 days. A true and accurate copy of the Notice of Violation from June 22, 2021, is attached as "ATTACHMENT 1".

On 07-28-2021, upon reinspection of the property, I noted the RV/camper had been removed from public view. There were three cars parked upon the landscape portion of the property. The third vehicle was encroaching upon the public right of way, blocking the sidewalk completely. There was junk and misc. debris in the driveway and placed upon the sidewalk. and a huge dirt mound piled upon the driveway. I attempted contact via knock and talk and via telephone with negative results. I left a message requesting a call back. I issued an additional NOV representing the additional violations upon the property. True and accurate copies of the Notice of Violation and photographs from the inspection on July 28, 2021, are attached as "ATTACHMENT 2".

On 08-04-2021, I received a phone call from the PO, Laura Cochnauer. She was very upset and did not see how her property was in violation. I explained the junk and misc. debris on the side yard and sidewalk need to be removed and cannot be stored upon the public right of way. The vehicle parked upon the sidewalk needs to be placed so not to impede upon the public right of way. I explained that the surface the vehicles were parked upon is considered landscape and could not be parked upon whether improved or not. She asked what I was doing about the tree in the center dog bone. It is practically growing into the power lines. I advised that the trees would be the Public Works Department. I took a photograph of the center dog bone and reported the complaint to our Community Development Technician and had her pass along the complaint to Public Works. She went on to tell me how if I don't stop harassing her and her neighbors the situation will escalate the next time I drive through the neighborhood. The line disconnected.

On 08-12-2021, upon reinspection of the property, I noted all junk and misc. debris had been removed from public view and the vehicle encroaching upon the public right of way was parked elsewhere. The RV/camper was back parked upon the side yard landscape in public view. I took and uploaded photographs. I issued a citation, citation #28523, in the amount of \$340.00.

Citation # 28523

\$100.00 5-1.201.1 RV/Camper

\$240.00 Reinspection fee

\$340.00 Total

True and accurate copies of the citation and photographs of the property from the inspection on August 12, 2021, are attached as "ATTACHMENT 3".

On 08-23-2021, Curt Michael, Code Enforcement Manager, spoke with Laura Cochnauer who had questions about appealing the citation and enforcement activity. He advised that the citation amount must be paid and an appeal fee of \$50 must be submitted for a hearing per the City Clerk's office. She stated that the RV is her only source of transportation and then discussed vehicles that she owns but are for sale so they aren't driven. He explained the code requirements for front yard RV storage and the appeal process again. She then wanted to complain that the officer has discretion to enforce and should not be enforcing

01/06/22

this violation. She then advised it was harassment. He explained that there are violations present, enforcement action was taken and that she can appeal the citation and present her case before the BOAA. He granted her a seven day extension to August 27, 2021 to appeal citation #28523.

On 08-24-2021, upon reinspection of the property. I noted all violations had been cleared. The large RV/Camper parked upon the side yard landscape was no longer in public view. I took and uploaded photograph and the case was closed. True and accurate copies of the photographs from the inspection on August 24, 2021, are attached as "ATTACHMENT 4".

On 09-14-2021, I was performing an inspection of another property on Macaulay Street pertaining to a separate case and I noted an unpermitted RV/travel trailer parked upon the landscape at 1119 Macaulay St. This RV/travel trailer was an entirely different vehicle than the one previously parked upon the property. As detailed in the events of the enforcement activity for this case, the property owner has been educated against storing RVs on the front of the property however, continues to do so. Due to the pending appeal of citation #28523, I did not conduct any enforcement action upon for this repeat violation of AMC 5-1.201.1. However, enforcement action will resume upon this property for the repeat violation, once the current appeal process has concluded. A true and accurate copy of the photograph taken September 14, 2021, showing the repeat violation of AMC 5-1.201.1, which has not been enforced at this time, are attached as "ATTACHMENT 5".

On 09-28-2021, I performed an inspection upon the property and noted one vehicle parked in the driveway, a white Ford F250, CA plate #6V71688, registered current to Laura Cochnauer since February 28, 2021. There was also a Toyota Sequoia, CA plate #5LFK635, registered current to Laura Cochnauer since 10/31/2020. This is mentioned because during her conversation with Curt Michael, Code Enforcement Manager, the appellant stated that the RV is her only source of transportation. These two currently registered vehicles belonging to the appellant show that the RV is not the only source of transportation. Also, the same RV/travel trailer found on September 14, 2021, remains on the front of the property and the vehicles and RV/travel trailer are parked on an unpaved surface. True and accurate copies of the photographs from the inspection on September 28, 2021, are attached as "ATTACHMENT 6".

RECOMMENDATION:

Recommendation to uphold the Citation #28523 in the amount of \$340.00 issued to Laura Cochnauer on August 10, 2021, for violation of Antioch Municipal Code §5-1.201.1

01/06/22



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

To: PROPERTY OWNERLocation of property: 1119 MAUCAULAY STAPN: 067-155-023Date of Inspection: 6-22-21Case #: CE2106-171

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 Section:

- | | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | 4-16.03 - Major automotive repairs in public view in a residential district. |
| <input type="checkbox"/> | 5-1.202(A)(1)(a) - Property inadequately maintained. Inoperable equipment, junk, rubbish, building materials, and/or containers in public view. |
| <input type="checkbox"/> | 5-1.202(A)(2) - Overgrown, dead or decayed trees, weeds or other vegetation posing a risk of harm to the public and/or create visual blight. |
| <input type="checkbox"/> | 5-1.202(B) - Building or structures which are broken, deteriorated, or in a state of disrepair including: walls, fences, signs, retaining walls. |
| <input type="checkbox"/> | 5-1.202(C)(1) - Vacant building, structure or other property that is unsecured. |
| <input type="checkbox"/> | 5-1.202(D) - Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof, including watercraft. |
| <input checked="" type="checkbox"/> | 5-1.202(D)(2) - Parking on unpaved surface. |
| <input type="checkbox"/> | 6-3.02 - Solid waste and recycling; mandatory service. |
| <input type="checkbox"/> | 7-2.623(A)(2) - No encroachment of any nature which impedes/obstructs the public right-of-way or which impairs adequate sight distance. |
| <input type="checkbox"/> | 8-1.02 - Building permits required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building. |
| <input type="checkbox"/> | 9-5.1101 - Sight obstructions at intersections (and driveways). |
| <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 type="checkbox"/> | 9-5.3830 - It shall be unlawful to keep or maintain any recreational vehicle as a temporary or permanent residence upon any lot or parcel. |
| <input checked="" type="checkbox"/> | 5-1.201.1 - Parking or storing recreational vehicle on the front of the property, including the driveway. |
| <input type="checkbox"/> | Other: |

Required Corrections: You must correct the violation(s) noted above by the deadline on this notice.

A re-inspection will be performed on or shortly after the deadline. If you fail to correct the violation(s) by the deadline on this notice, the City may issue Administrative Citations which carry fines ranging from \$100 to \$1,000 per violation for every day the violation(s) are permitted to remain. A re-inspection fee of \$233 will be added to each citation. In addition to citations, the City may take any other legal action(s) necessary to bring the property into compliance.

If you have questions regarding this notice, you may contact me at the number indicated below.

Notes: REMOVE RV/CAMPER FROM UNPAVED SURFACE
AND OUT OF PUBLIC VIEW.

The property owner is responsible for all costs involved with the City's investigation of this nuisance including citations, inspection fees, hearing costs, and any other cost incurred by the City if forced to abate this nuisance.

Correct violation(s) by: 7-2-21Officer: A.L.

Request building permit(s) by: _____

Phone: 925-779-6156 Date: 6-22-21

Community Development Department - Code Enforcement

P.O. Box 5007 • 200 H Street • Antioch, CA 94531-5007 • Tel: 925-779-7042 • Fax: 925-779-7034 • www.ci.antioch.ca.us

WHITE - FILE / YELLOW - OWNER / PINK - POST

06/19



AUG 23 2021

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

To: PROPERTY OWNER
Location of property: 1119 MACAULAY ST
APN: 067-155-023 Date of Inspection: 7-28-21 Case #: CE2106-171

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 Section:

<input type="checkbox"/>	4-16.03 - Major automotive repairs in public view in a residential district.
<input checked="" type="checkbox"/>	5-1.202(A)(1)(a) - Property inadequately maintained. Inoperable equipment, junk, rubbish, building materials, and/or containers in public view.
<input type="checkbox"/>	5-1.202(A)(2) - Overgrown, dead or decayed trees, weeds or other vegetation posing a risk of harm to the public and/or create visual blight.
<input type="checkbox"/>	5-1.202(B) - Building or structures which are broken, deteriorated, or in a state of disrepair including: walls, fences, signs, retaining walls.
<input type="checkbox"/>	5-1.202(C)(1) - Vacant building, structure or other property that is unsecured.
<input type="checkbox"/>	5-1.202(D) - Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof, including watercraft.
<input type="checkbox"/>	5-1.202(D)(2) - Parking on unpaved surface.
<input type="checkbox"/>	6-3.02 - Solid waste and recycling; mandatory service.
<input checked="" type="checkbox"/>	7-2.623(A)(2) - No encroachment of any nature which impedes/obstructs the public right-of-way or which impairs adequate sight distance.
<input type="checkbox"/>	8-1.02 - Building permits required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building.
<input type="checkbox"/>	9-5.1101 - Sight obstructions at intersections (and driveways).
<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 type="checkbox"/>	9-5.3830 - It shall be unlawful to keep or maintain any recreational vehicle as a temporary or permanent residence upon any lot or parcel.
<input type="checkbox"/>	5-1.201.1 - Parking or storing recreational vehicle on the front of the property, including the driveway.
<input type="checkbox"/>	Other:

Required Corrections: You must correct the violation(s) noted above by the deadline on this notice.

A re-inspection will be performed on or shortly after the deadline. If you fail to correct the violation(s) by the deadline on this notice, the City may issue Administrative Citations which carry fines ranging from \$100 to \$1,000 per violation for every day the violation(s) are permitted to remain. A re-inspection fee of \$233 will be added to each citation. In addition to citations, the City may take any other legal action(s) necessary to bring the property into compliance.

If you have questions regarding this notice, you may contact me at the number indicated below.

Notes:

PLEASE REMOVE ALL JUNK & MISC DEBRIS
FROM THE FRONT YARD AND DRIVE WAY. YOU
CANNOT PARK A VEHICLE WHEN IT IS
IMPEDING UPON THE SIDEWALK. A CITATION
WILL BE ISSUED IN 10 DAYS IF ALL VIOLATIONS
ARE NOT CORRECT.

The property owner is responsible for all costs involved with the City's investigation of this nuisance including citations, inspection fees, hearing costs, and any other cost incurred by the City if forced to abate this nuisance.

Correct violation(s) by: 8-8-21

Officer: A.L.

Request building permit(s) by: _____

Phone: 925-779-6156 Date: 7-28-21

Community Development Department - Code Enforcement

P.O. Box 5007 • 200 H Street • Antioch, CA 94531-5007 • Tel: 925-779-7042 • Fax: 925-779-7034 • www.ci.antioch.ca.us

WHITE - FILE / YELLOW - OWNER / PINK - POST





ADMINISTRATIVE

CITATION

City of Antioch

Citation # 28523

- ☒ Code Enforcement -- (925) 779-7042
☐ Police Department -- (925) 779-6900
☐ Animal Control -- (925) 779-6989

Date of Violation 8-10-21	Time 1200	<input type="checkbox"/> AM <input type="checkbox"/> PM	Day of Week TUESDAY
Location of Violation 1119 MACAWAY ST			
Citation Issued To (owner/resident/business) LAURA COCHRAHER			
Address (if different than violation) 1119 MACAWAY ST			
City ANTIOCH	State CA	Zip 94509	
Driver's License	State	DOB	
Vehicle License	State	Year	Make Model Color

You are being issued an Administrative Citation for the violation(s) listed below. Continued violation may result in additional Administrative Citations and/or legal action.

<input checked="" type="checkbox"/> 1 st Violation -- \$100.00/\$130.00	Refer to the back of this citation for information on paying the amount indicated.
<input type="checkbox"/> 2 nd Violation -- \$500.00/\$700.00	
<input type="checkbox"/> 3 rd Violation -- \$1,000.00/\$1,300.00	

Code Section	Description of Violation	Fine Amount
5-1.201.1	UNPERMITTED RV	\$ 100.00
		\$
		\$
		\$
		\$

REINSPECTION FEE: \$ 240.00 TOTAL DUE: \$ 340.00

Notes:

PLEASE REMOVE RV/CAMPER
FROM PUBLIC VIEW AS STATED
IN ORIGINAL NOTICE OF VIOLATION
ISSUED ON 6/22/21

Issuing Officer AL	ID number E6108	Date 8-10-21	Case # 022106-171
TO AVOID ADDITIONAL CITATIONS, YOU MUST CORRECT THE ABOVE VIOLATION(S) ON OR BEFORE: 8-20-21			

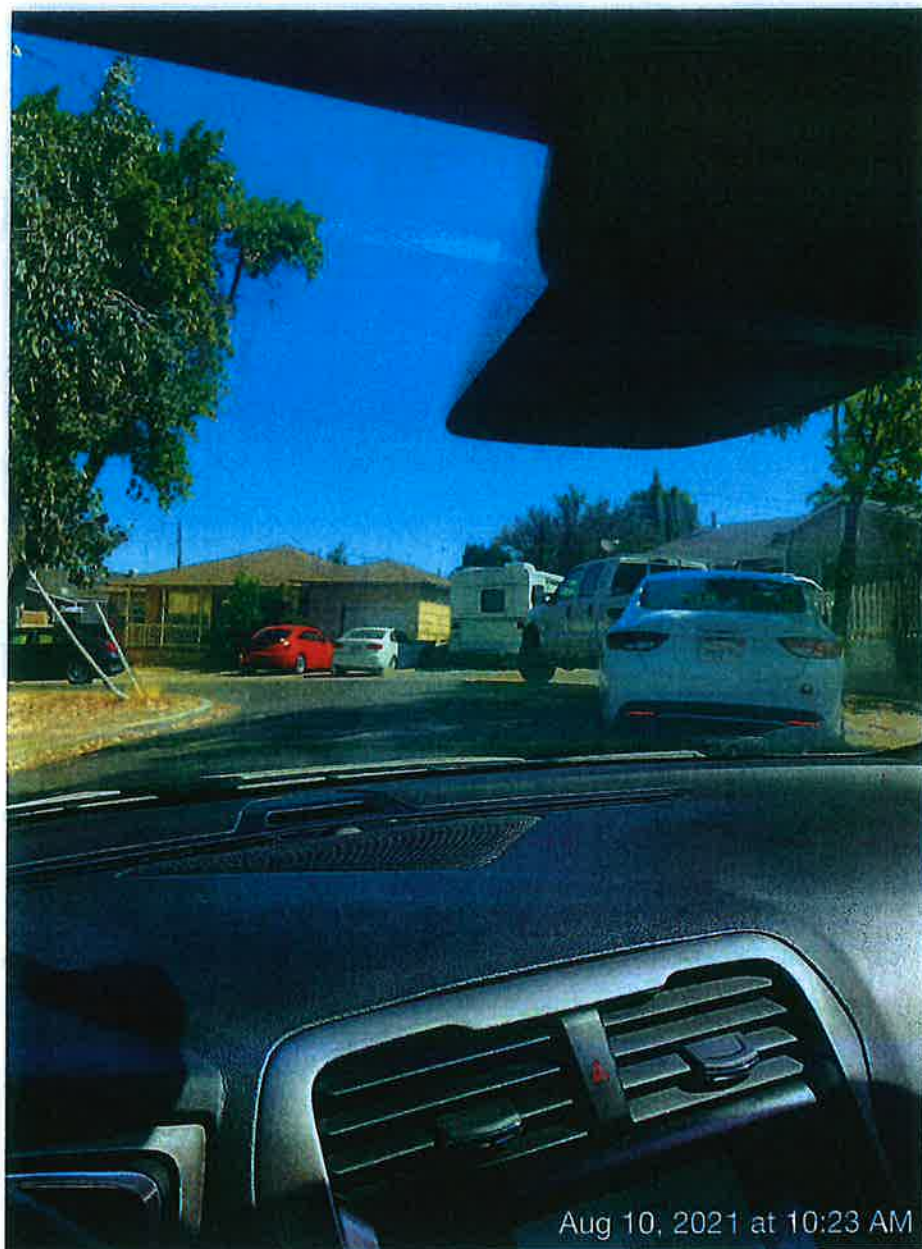
Questions regarding payment of this citation, call the Finance Department, (925) 779-7055. Mail payment to:

925 779-6156
 City of Antioch
 Finance Department
 P.O. Box 5007
 Antioch, CA 94531-5007

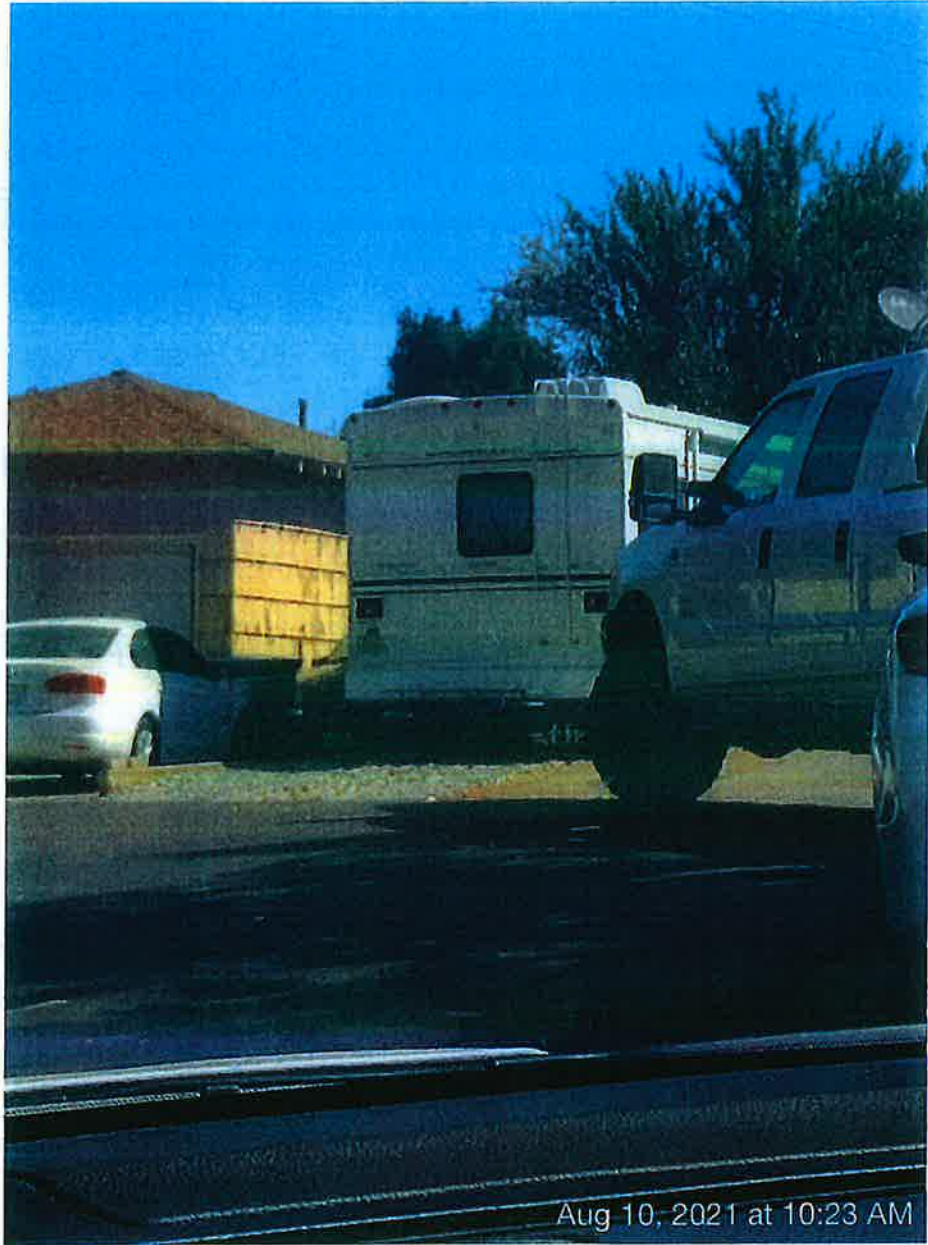
To pay in person, the Cashiers are located on the First Floor of City Hall, 200 H Street, Antioch, California, Monday - Friday - 8:00 a.m. - 4:30 p.m. except holidays

See Reverse Side

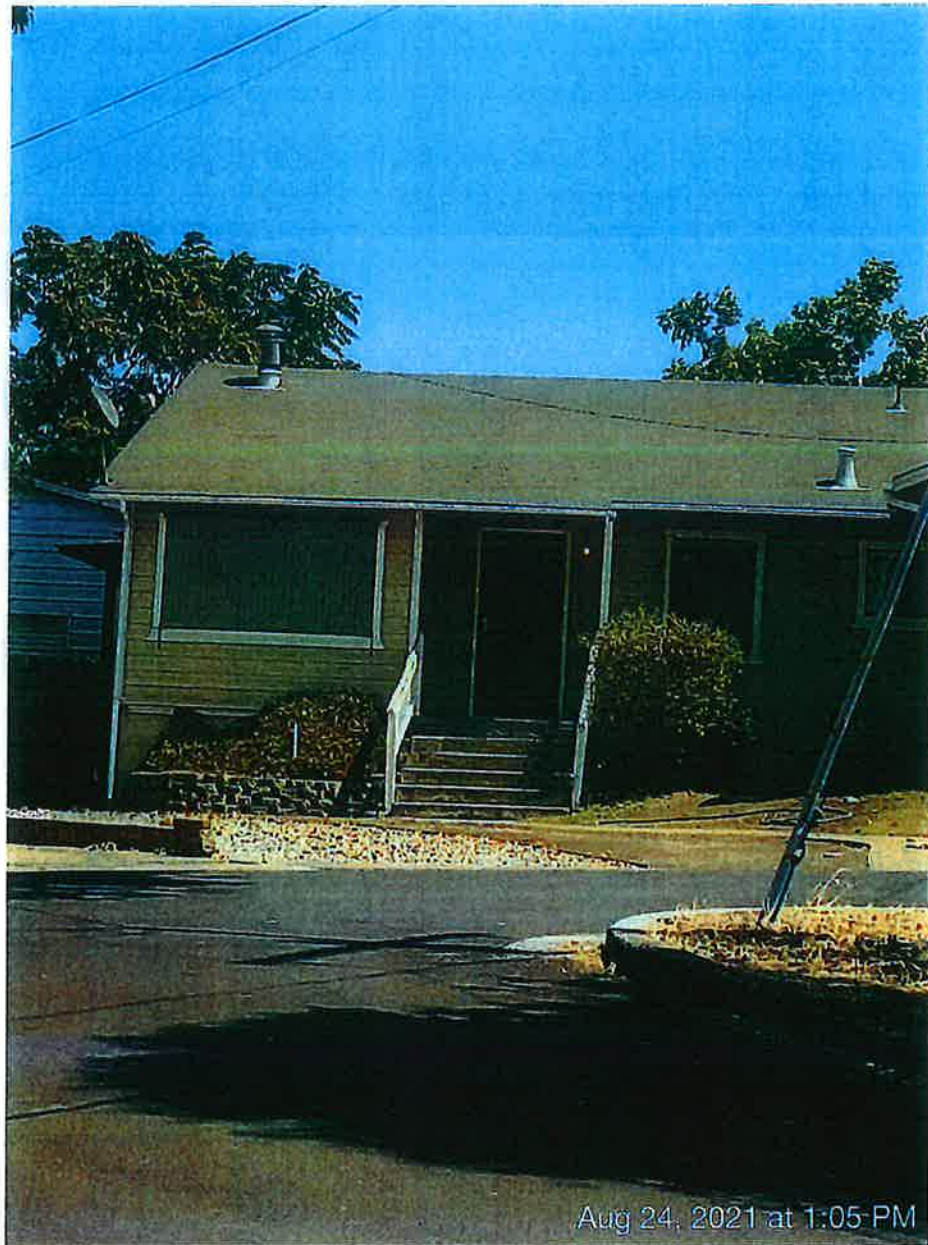
WHITE - FILE COPY / YELLOW - VIOLATION COPY / PINK - FINANCE COPY

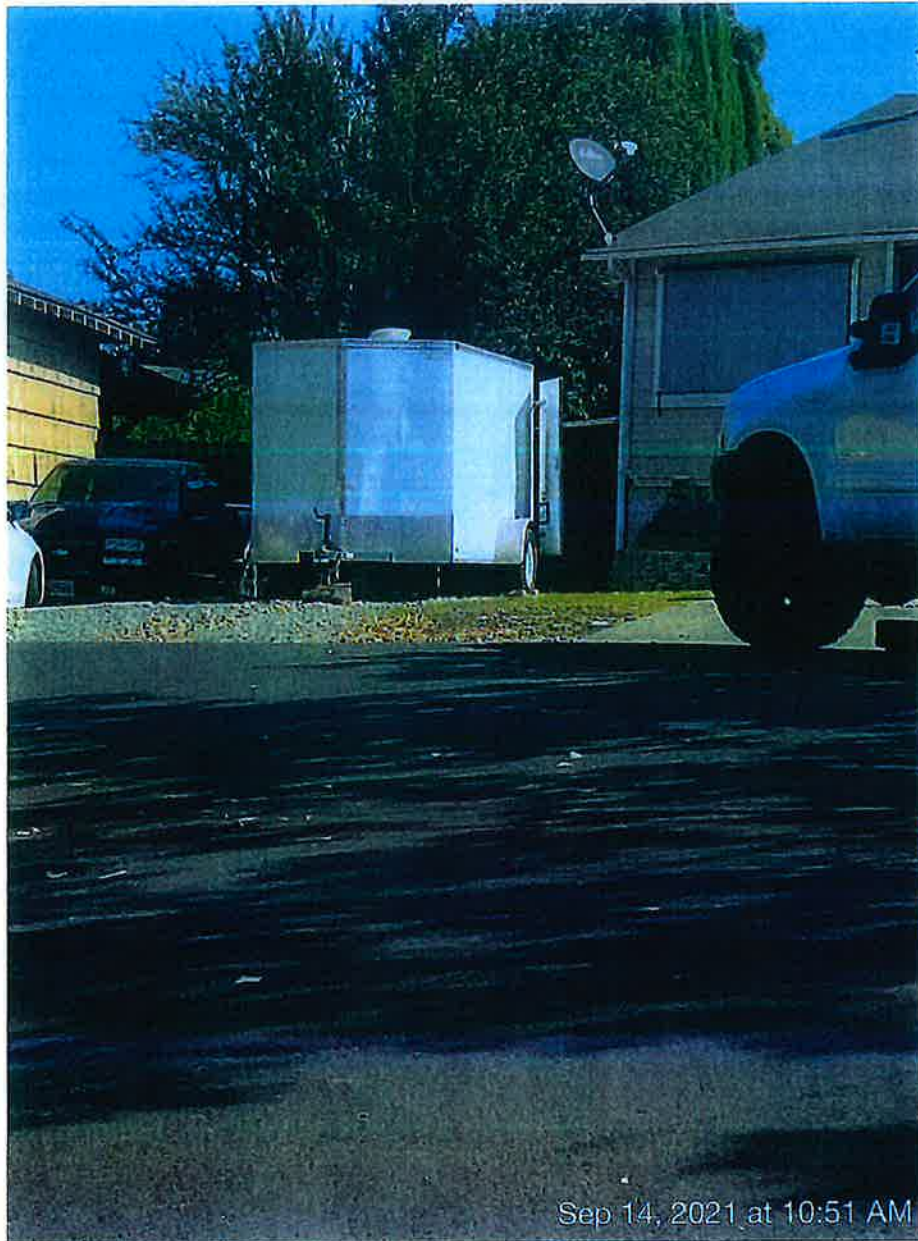




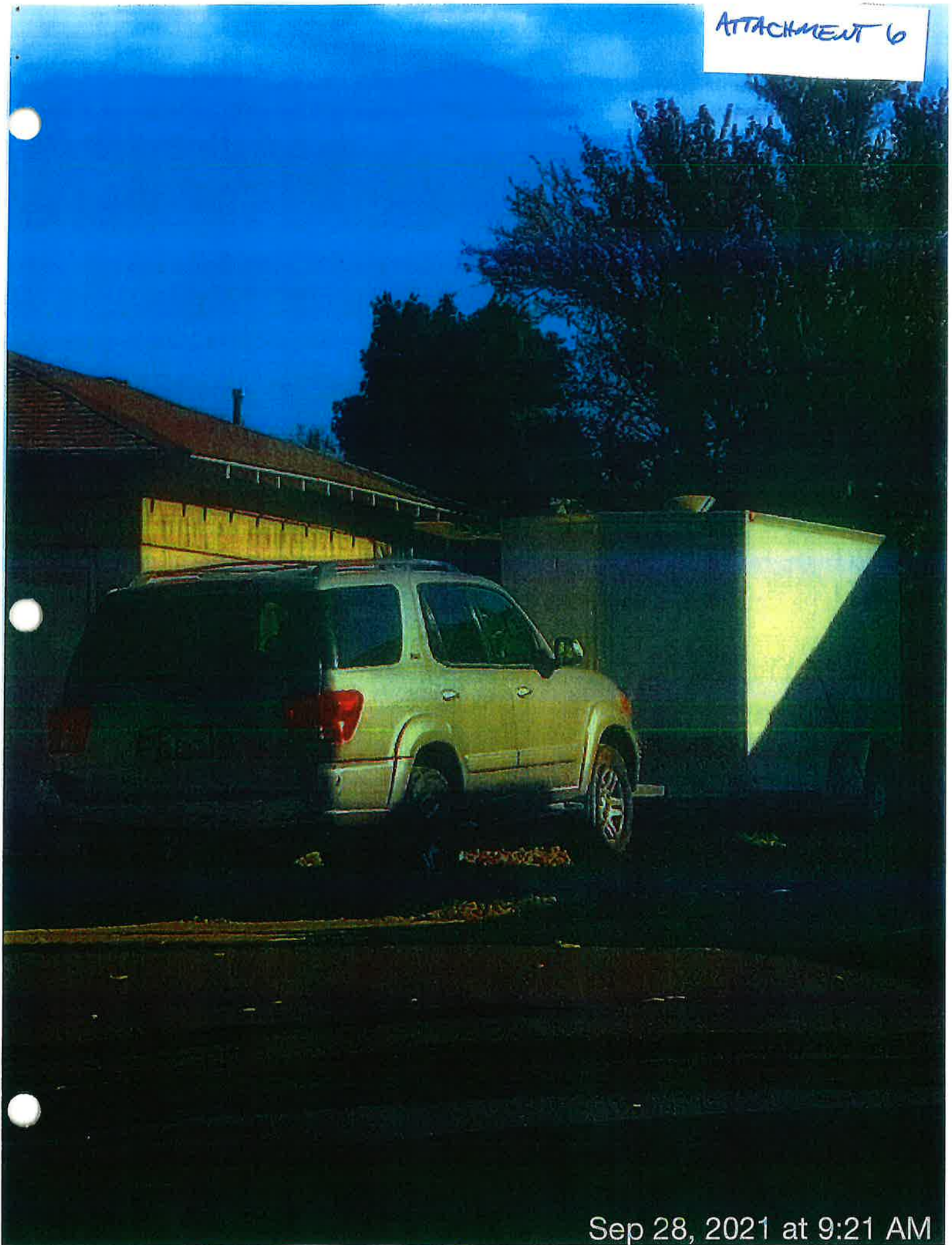




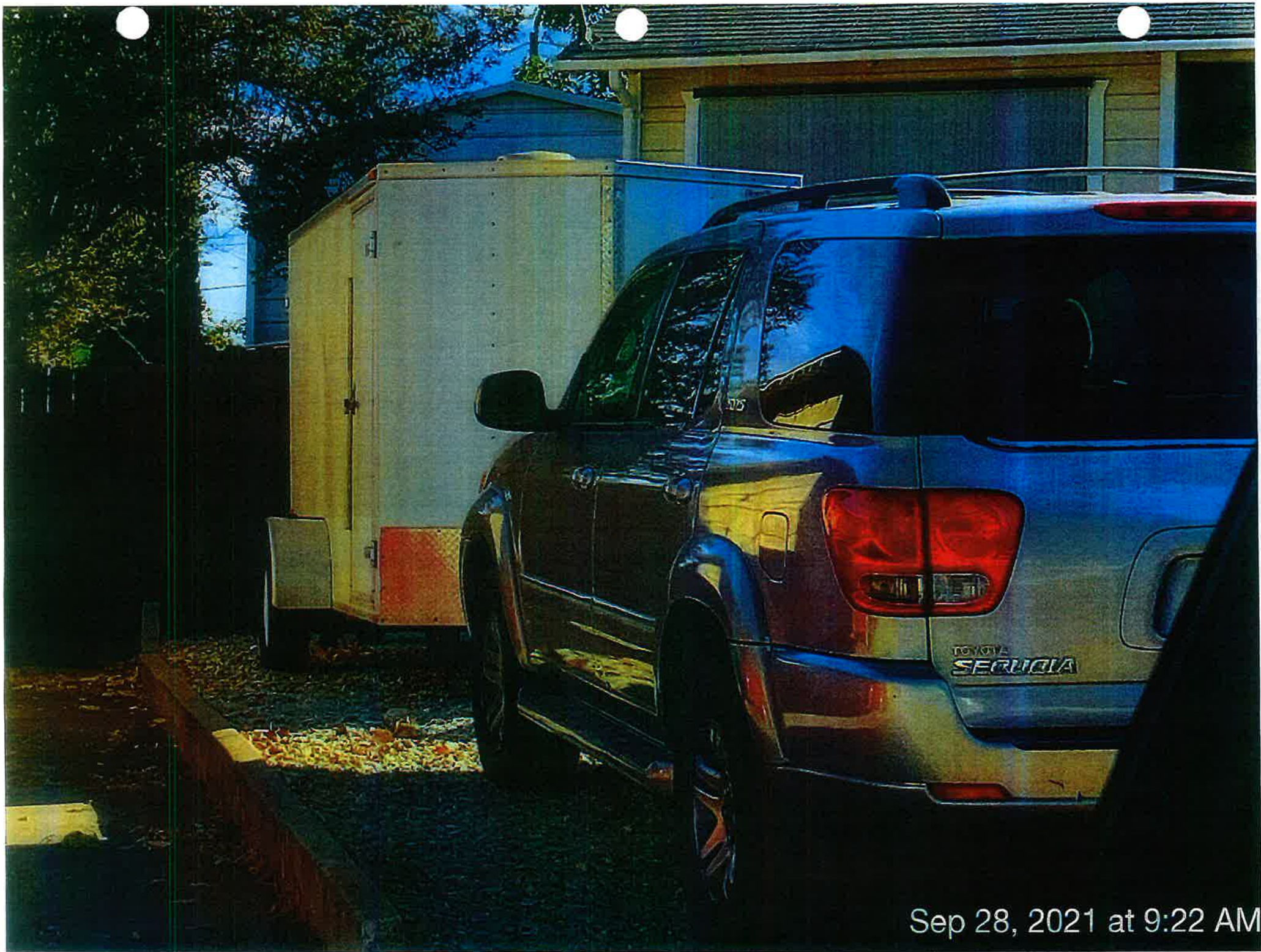




ATTACHMENT 6



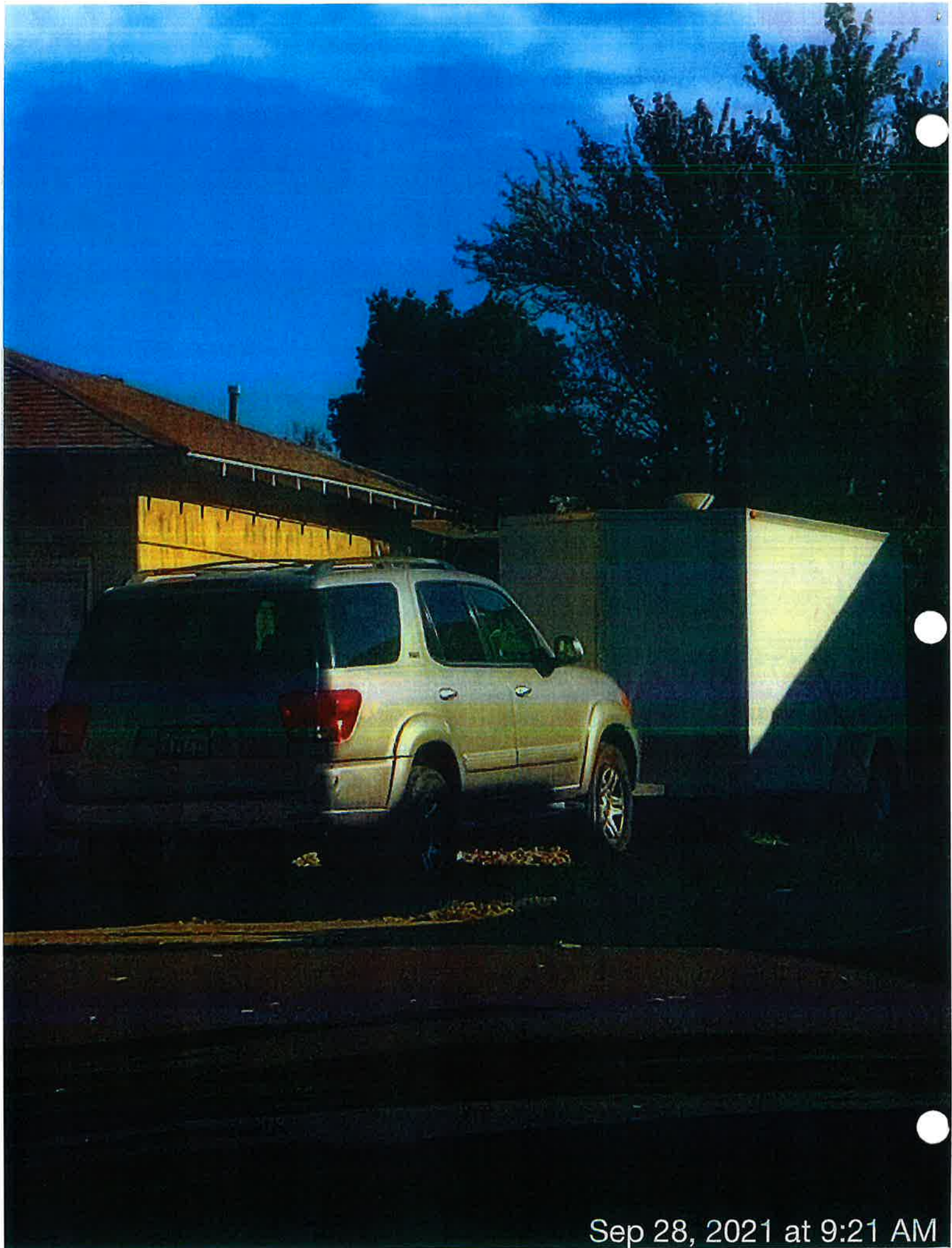
Sep 28, 2021 at 9:21 AM



Sep 28, 2021 at 9:22 AM



Sep 28, 2021 at 9:22 AM



Sep 28, 2021 at 9:21 AM



Sep 28, 2021 at 9:22 AM



Sep 28, 2021 at 9:22 AM



December 30, 2021

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Macaulay Street, Antioch, CA
Citation Date and Citation No.: 08/10/2021 / 28523

Dear Ms. Cochnauer,

This is a follow up to our letter dated November 24, 2021. Please be advised your appeal is scheduled to be heard on **Thursday, January 6, 2022, at 3:00 p.m.** The Board of Appeals hearing will be held in-person in the Antioch City Council Chambers at City Hall. The address is 200 'H' Street, Antioch, CA. A copy of the Board of Administrative Appeals Agenda is attached.

Please note: Due to the Contra Costa Health Services (CCHS) Health Order amended on December 30, 2021, all people in Contra Costa, regardless of vaccination status, must wear face coverings in indoor public settings [until further notice](#).

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

Thank you.

Sincerely,

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

CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

cc: Code Enforcement

Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007
Antioch, CA. 94531-5007
AntiochIsOpportunity.com

#4.02.WEB



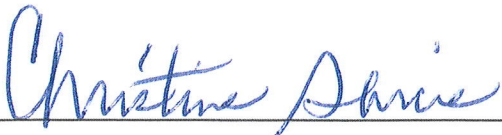
PROOF OF SERVICE BY MAIL

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 December 30, 2021, 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:

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on December 30, 2021, at Antioch, California.





Garcia, Christina

From: Garcia, Christina
Sent: Thursday, December 30, 2021 7:06 PM
To: Laura Cochnauer
Cc: City Clerk
Subject: Board of Administrative Appeals Scheduled on Jan. 6, 2022 at 3:00 p.m.
Attachments: Conf. Ltr.Appeal-Code Enf. (filed 08-27-21).Laura Cochnauer.Reminder w.Agenda (+atts) (01-06-2022).22.pdf

Good evening,

This is a follow up to our letter and email dated November 24, 2021.

Your appeal is scheduled to be heard at our next Board of Administrative Appeals hearing date on **January 6, 2022, beginning at 3:00 p.m.** This will be an **in-person** meeting located at the Antioch City Council Chambers in City Hall. The address is 200 'H' Street, Antioch, CA.

Also attached is our letter which includes the Board of Administrative Appeals Agenda, for your review.

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals.

Thank you.

Christina Garcia, CMC
Deputy City Clerk | City Clerk Department

☎: (925) 779-7009

📠: (925) 779-7007

🌐: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007



From: Garcia, Christina <cgarcia@antiochca.gov>
Sent: Wednesday, November 24, 2021 3:38 PM
To: Laura Cochnauer
Cc: City Clerk <cityclerk@ci.antioch.ca.us>
Subject: Board of Administrative Appeals Rescheduled to Jan. 6, 2022 due to no quorum

Good afternoon,

The Board of Administrative Appeals hearing date on December 2, 2021, is being rescheduled due to no quorum. Please find attached our letter, for your review.

Your appeal will be heard at the Board of Administrative Appeals hearing date on **January 6, 2022, beginning at 3:00 p.m.** This will be an **in-person** meeting located at the Antioch City Council Chambers in City Hall. The address is 200 'H' Street, Antioch, CA.

Thank you for your understanding.

Christina Garcia, CMC
Deputy City Clerk | City Clerk Department

☎: (925) 779-7009

📠: (925) 779-7007

💻: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE



**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

Date: Thursday, January 6, 2022
Time: 3:00 P.M.
Place: Antioch City Hall – Council Chambers
200 'H' Street
Antioch, CA 94531

BOARD MEMBERS

Ademuyiwa “Ade” Adeyemi, Vice Chairperson
Marie Livingston
Antwon Webster
Crystal Sawyer-White
Ronald A. Grant
Vacant, Alternate

***PLEASE TURN OFF CELL PHONES BEFORE ENTERING THE MEETING
LOCATION.***

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND CALIFORNIA LAW, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

BOARD OF ADMINISTRATIVE APPEALS

SPEAKER RULES

NOTICE OF OPPORTUNITY TO ADDRESS THE BOARD

This agenda is a summary of the discussion items/actions proposed to be taken by the Board of Administrative Appeals. The public has the opportunity to address the Board on each agenda item. The Board can only take action on items that are listed on the agenda. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public Comments".

Members of the public wishing to provide public comments, may do so one of the following ways:

- 1) **WRITTEN PUBLIC COMMENT** – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us, **prior to 1:00 p.m. the day of the Board of Administrative Appeals Meeting.** Please indicate the agenda item and title in your email subject line. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting.
- 2) **IN PERSON** – Fill out a Speaker Request Form, available near the entrance doors, and place in the Speaker Card Tray near the City Clerk before the meeting begins.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair/Vice Chairperson).

After hearing from the public, the agenda item will be closed. Deliberations will then be limited to members of the Board.

NOTICE OF AVAILABILITY OF REPORTS

The Board of Administrative Appeals' Agendas, including Staff Reports, are posted onto the City's Website 72 hours before each meeting. To view the agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

Copies are available for inspection (and copying for a fee), at the City Clerk's Office, City Hall, 200 'H' Street, Antioch, CA 94509, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding holidays. Copies are also made available at the Antioch Public Library for inspection.

NOTICE OF OPPORTUNITY TO ADDRESS THE BOARD

The public has the opportunity to address the Board on each agenda item. Please see the Speaker Rules on the inside cover of this Agenda for additional information on public participation.

AGENDA

3:00 P.M. ROLL CALL

Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Marie Livingston
Antwon Webster
Crystal Sawyer-White
Ronald A. Grant
Vacant, Alternate

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – *Only unagendized issues will be discussed during this time.*

1. ELECTION OF CHAIR AND VICE-CHAIR

2. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR NOVEMBER 4, 2021

Recommended Action: Motion to continue the Meeting Minutes to the next meeting.

B. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS AND LIEN PROCESSING FEES FOR THE ACCOUNTS EXCLUDED DUE TO DISPUTES OR EXTENSIONS DURING THE PAST REVIEW PERIOD (FEBRUARY 2021 THROUGH APRIL 2021), AND THE CURRENT REVIEW PERIOD OF MAY 2021 THROUGH SEPTEMBER 2021

Recommendation: The Board of Administrative Appeals shall confirm each assessment and the amount thereof, as proposed or as corrected and modified, and order it assessed against the property. The Board shall also direct 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.

REGULAR AGENDA

OATH for all intending to testify

3. **CASE NO. CE2107-123 / ADMINISTRATIVE CITATION NO. 28521** – APPEAL FILED BY C. RAY JACKSON AND ANNE BREWER, PROPERTY LOCATION AT 1123 COOK STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(2) – OVERGROWN VEGETATION; §7-2.623(A)(2) – ENCROACHMENT; §9-5.1210 – TREES (OVERGROWN).

4. **CASE NO. CE2106-171 / ADMINISTRATIVE CITATION NO. 28523** – APPEAL FILED BY LAURA COCHNAUER, PROPERTY LOCATION AT 1119 MACAULAY STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §5-1.201.1 – UNPERMITTED RV.

NEW ITEM

5. SELECTION OF A PREFERENCE FOR FORMAT OF FUTURE MEETINGS: VIRTUAL OR IN-PERSON

Recommended Action: It is recommended that the Board of Administrative Appeals select a preferred format for future meetings.

WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chairperson/ Vice Chairperson will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*

Garcia, Christina

From: Garcia, Christina
Sent: Wednesday, November 24, 2021 3:38 PM
To: Laura Cochnauer
Cc: City Clerk
Subject: Board of Administrative Appeals Rescheduled to Jan. 6, 2022 due to no quorum
Attachments: Conf. Ltr.Appeal-Code Enf. (filed 08-27-21).Laura Cochnauer (Rescheduled-No Quorum).21.pdf

Good afternoon,

The Board of Administrative Appeals hearing date on December 2, 2021, is being rescheduled due to no quorum. Please find attached our letter, for your review.

Your appeal will be heard at the Board of Administrative Appeals hearing date on **January 6, 2022, beginning at 3:00 p.m.** This will be an **in-person** meeting located at the Antioch City Council Chambers in City Hall. The address is 200 'H' Street, Antioch, CA.

Thank you for your understanding.

Christina Garcia, CMC
Deputy City Clerk | City Clerk Department

☎: (925) 779-7009

📠: (925) 779-7007

🌐: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

ANTIOCH CALIFORNIA

November 24, 2021

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Macaulay Street, Antioch, CA
Citation Date: 08/10/2021
Citation No.: 28523

Dear Ms. Cochnauer,

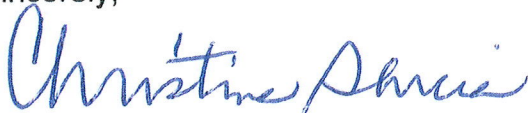
Please be advised that your filed appeal scheduled to be heard on December 2, 2021, has been rescheduled, due to no quorum. Your appeal has been rescheduled to be heard on **Thursday, January 6, 2022, at 3:00 p.m.**, in-person, in the Antioch City Council Chambers at City Hall. The address is 200 'H' Street, Antioch, CA.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals.

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

cc: Code Enforcement

Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007
Antioch, CA. 94531-5007
AntiochIsOpportunity.com



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 November 24, 2021, 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:

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on November 24, 2021, at Antioch, California.

A handwritten signature in blue ink, reading "Christina Garcia", is written over a horizontal line.



Garcia, Christina

From: Laura Cochnauer
Sent: Wednesday, November 3, 2021 1:04 PM
To: City Clerk

Hello, I'm scheduled to be heard by the board of administrative appeals on Thursday 11/4/2021. I need my hearing postponed. I already emailed on Monday and I'm emailing again as a reminder since I received no response to the first one.

Thank you,
Laura Cochnauer

Garcia, Christina

From: Laura Cochnauer
Sent: Monday, November 1, 2021 7:54 AM
To: City Clerk

Hello, I'm scheduled to be heard by the Board of Administrative Appeals on Thursday 11/4/21. I apologize but I need to postpone my hearing.

Thank you,
Laura Cochnauer



October 28, 2021

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Macaulay Street, Antioch, CA
Citation Date: 08/10/2021
Citation No.: 28523

Dear Ms. Cochnauer,

This is a follow up to our letter dated October 6, 2021. Please be advised your appeal has been rescheduled to be heard on **Thursday, November 4, 2021, at 3:00 p.m.**, per your request.

IMPORTANT NOTICE REGARDING THIS MEETING: In response to the COVID-19 Health Order issued by the Contra Costa County Health Officer, the City of Antioch will not be hosting in-person Board of Administrative Appeals' Meetings. Instead, the meetings will be held as teleconference/virtual meetings through the Zoom webinar platform.

The Board of Administrative Appeals' Meeting will be held as a Zoom Meeting and the public is invited to participate as "attendees". The Zoom Invite for this meeting is listed on the next page, which includes the telephone number for you to call in to participate, if that is your preference.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

All people who wish to speak at the hearing, including you, will be required to take an Oath. 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.

Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



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AntiochIsOpportunity.com

#2B.02.WEB

Laura Cochnauer
October 28, 2021
Page Two

Clerk's Office - Board of Administrative Appeals Zoom Meeting

Join Zoom Meeting:

<https://us06web.zoom.us/j/85065738170?pwd=MFNDWWtpVmVmaWF3Z0x6QVlVb0g4dz09>

Meeting ID: 850 6573 8170
Passcode: 355950

One tap mobile

+16699006833,,85065738170#,,,,*355950# US (San Jose)
+12532158782,,85065738170#,,,,*355950# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/j/khRgk7NOC>

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

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 October 28, 2021, 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:

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on October 28, 2021, at Antioch, California.

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ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

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 who 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 following:

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.
- 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 Board of Administrative Appeals Agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

When You Don't Show For Your Hearing:

- If you do not appear at the hearing time and date you have been notified of, and unless you have provided the City Clerk seventy-two (72) hour notice before the hearing that you are requesting a postponement, your appeal will be heard without your participation.

How You Will Act At Your Appeal Hearing:

- You, and anyone else who is participating the appeal at your request, will maintain a respectful attitude at all time.
- 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 citation was wrongfully issued.

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 citation. 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 upon to speak.
- You will have **five (5) minutes** to present the reasons why you are appealing the citation.
- Any other additional persons who may oppose or support your appeal will have **three (3) minutes** to speak.
- 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 citation was wrongfully issued.
- 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 the citation, your appeal will be denied and the citation amount that you deposited to have your appeal will not be refunded.

How The Board Will Rule:

The Board can only rule one of two ways:

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

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.



**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**THURSDAY, NOVEMBER 4, 2021
3:00 P.M.**

PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE HELD AS A TELECONFERENCE/VIRTUAL MEETING. OBSERVERS MAY VIEW THE MEETING LIVESTREAMED VIA THE BOARD OF ADMINISTRATIVE APPEALS' WEBSITE AT:

<https://www.antiochca.gov/boaa/meeting/>

Notice of Opportunity to Address the Board of Administrative Appeals

Members of the public wishing to provide public comment **prior to or during** the meeting may do so in the following ways (#2 pertains to the Zoom webinar platform):

- 1) **Prior to 1:00 p.m. the day of the meeting** – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting. **Please indicate the agenda item and title in your email subject line.**
- 2) **After 1:00 p.m. the day of the meeting and during the meeting** – Please see the Speakers' Rules for instructions on how to comment, on the inside cover of this Agenda. The Speakers' Rules are also listed on the Board of Administrative Appeals website located on the following link: <https://www.antiochca.gov/boaa/meeting/>.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Clerk's Office receives your comments, you are strongly encouraged to submit your comments in writing by 1:00 p.m. the day of the meeting.

The Board of Administrative Appeals' Agendas, including Staff Reports, are posted onto our City's Website 72 hours before each meeting. To view the agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

BOARD OF ADMINISTRATIVE APPEALS **SPEAKERS' RULES**

IMPORTANT NOTICE REGARDING THIS MEETING: To protect our residents, officials, and staff, and aligned with the Governor's Executive Order N-29-20, certain teleconference requirements of the Brown Act have been suspended, including the requirement to provide a physical location for members of the public to participate in the meeting.

Members of the public seeking to observe the meeting may do so at <https://www.antiochca.gov/boaa/meeting/>.

Members of the public wishing to provide public comment may do so in the following ways (#2 pertains to the Zoom Webinar):

- 1) Prior to 1:00 p.m. the day of the meeting – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting. **Please indicate the agenda item and title in your email subject line.**
- 2) After 1:00 p.m. the day of the meeting and during the meeting – To participate and provide oral public comments during the meeting, click on the following link to register in advance, to access the meeting via Zoom Webinar: <https://www.antiochca.gov/speakers>
 - You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.
 - When the Chair/Vice Chairperson announces public comments, click the "raise hand" feature in Zoom. For instructions on using the "raise hand" feature in Zoom, visit: https://www.antiochca.gov/raise_hand. Please ensure your Zoom client is updated so staff can enable your microphone when it is your turn to speak.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair/Vice Chairperson).

After hearing from the public, the agenda item will be closed. Deliberations will then be limited to members of the Board.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Clerk's Office receives your comments, you are strongly encouraged to submit your comments in writing by 1:00 p.m. the day of the meeting.

In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

NOTICE OF AVAILABILITY OF REPORTS

This agenda is a summary of the discussion items/actions proposed to be taken by the Board of Administrative Appeals. The public has the opportunity to address the Board on each agenda item. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public Comments".

AGENDA

3:00 P.M. ROLL CALL

Deborah Simpson, Chairperson
Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Marie Livingston
Darrell Goodbeer
Antwon Webster
Vacant, Alternate

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – *Only unagendized issues will be discussed during this time.*

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR JULY 1, 2021

Recommended Action: Motion to approve the Minutes.

2. REGULAR AGENDA

OATH for all intending to testify

A. CASE NO. CE2107-123 / ADMINISTRATIVE CITATION NO. 28521 – APPEAL FILED BY C. RAY JACKSON AND ANNE BREWER, PROPERTY LOCATION AT 1123 COOK STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(2) – OVERGROWN VEGETATION; §7-2.623(A)(2) – ENCROACHMENT; §9-5.1210 – TREES (OVERGROWN).

B. CASE NO. CE2106-171 / ADMINISTRATIVE CITATION NO. 28523 – APPEAL FILED BY LAURA COCHNAUER, PROPERTY LOCATION AT 1119 MACAULAY STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §5-1.201.1 – UNPERMITTED RV.

REGULAR AGENDA – Continued

- C. ANIMAL SERVICES CASE NO. A21-001592 / ADMINISTRATIVE CITATION NO. 29885 – APPEAL FILED BY LAURA LETKEMAN, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §6-1.501(K) UNLAWFUL ACTS - HARBOR OR FEED A FERAL CAT EXCEPT ON ONE'S OWN PROPERTY.**

WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chairperson/ Vice Chairperson will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*



October 6, 2021

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

Email:

RE: Board of Administrative Appeals Hearing
Property Address: Macaulay Street, Antioch, CA
Citation Date: 08/10/2021
Citation No.: 28523

Dear Ms. Cochnauer,

This is a follow up to your email dated October 4, 2021, wherein you are requesting your appeal to be continued.

Please be advised your appeal has been **rescheduled** to be heard on **Thursday, November 4, 2021, at 3:00 p.m.**

IMPORTANT NOTICE REGARDING THIS MEETING: In response to the COVID-19 Health Order issued by the Contra Costa County Health Officer, the City of Antioch will not be hosting in-person Board of Administrative Appeals' Meetings. Instead, the meetings will be held as teleconference/virtual meetings through the Zoom webinar platform.

The Board of Administrative Appeals' Meeting will be held as a Zoom Meeting and the public is invited to participate as "attendees". The Zoom Meeting invitation will also include the telephone number for you to call in to participate, if that is your preference. Our office will email you the November 4, 2021, Board of Administrative Appeals Agenda and Zoom Meeting Invitation by October 29, 2021. We will also mail you the agenda which will include the Zoom Meeting Invitation information.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007
Antioch, CA. 94531-5007
AntiochIsOpportunity.com

Laura Cochnauer
October 6, 2021
Page Two

All people who wish to speak at the hearing, including you, will be required to take an Oath. 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, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

cc: Code Enforcement



Garcia, Christina

From: Garcia, Christina
Sent: Wednesday, October 6, 2021 10:36 AM
To: Laura Cochnauer
Cc: City Clerk; Michael, Curt
Subject: Rescheduled Appeal to Nov. 4, 2021 at 3:00 p.m.
Attachments: Conf. Ltr.Appeal-Code Enf. (filed 08-27-21).Laura Cochnauer(Reschedule).21.pdf

Good morning,

Please find attached the confirmation letter wherein you have requested to reschedule your appeal.

Your appeal has been rescheduled to be heard on November 4, 2021, at 3:00 p.m. The Board of Administrative Appeals Agenda and Zoom Invitation will be emailed to you on October 29, 2021.

Please confirm receipt of this email. Thank you.

Christina Garcia, CMC
Deputy City Clerk | City Clerk Department

☎: (925) 779-7009
📠: (925) 779-7007
💻: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007



From: Laura Cochnauer
Sent: Monday, October 4, 2021 8:34 AM
To: City Clerk <cityclerk@ci.antioch.ca.us>
Subject:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello, I'm scheduled to be heard by the Board of Administrative Appeals on Thursday 10/7/21. I need to postpone. There's been a family emergency so I have to leave town this morning. I and won't be available for the meeting.

Thank you
Laura Cochnauer

Garcia, Christina

From: Laura Cochnauer
Sent: Monday, October 4, 2021 8:34 AM
To: City Clerk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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Thank you
Laura Cochnauer



October 1, 2021

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

RE: Board of Administrative Appeals Hearing
Property Address: Macaulay Street, Antioch, CA
Citation Date: 08/10/2021
Citation No.: 28523

Dear Ms. Cochnauer,

This is a follow up to our letter dated September 20, 2021. Please be advised your appeal is scheduled to be heard on **Thursday, October 7, 2021, at 3:00 p.m.**

IMPORTANT NOTICE REGARDING THIS MEETING: In response to the COVID-19 Health Order issued by the Contra Costa County Health Officer, the City of Antioch will not be hosting in-person Board of Administrative Appeals' Meetings. Instead, the meetings will be held as teleconference/virtual meetings through the Zoom webinar platform.

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All people who wish to speak at the hearing, including you, will be required to take an Oath. 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.

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#2B.02WEB

Laura Cochnauer
October 1, 2021
Page Two

Clerk's Office - Board of Administrative Appeals Zoom Meeting

Join Zoom Meeting:

<https://us06web.zoom.us/j/87131670663?pwd=WnhldUtvekFTYmhnS3MzcXVMSTJsQT09>

Meeting ID: 871 3167 0663
Passcode: 447098

One tap mobile

+16699006833,,87131670663#,,,,*447098# US (San Jose)
+13462487799,,87131670663#,,,,*447098# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)
+1 346 248 7799 US (Houston)
+1 253 215 8782 US (Tacoma)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)

Find your local number: <https://us06web.zoom.us/j/kuTyad47a>

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

cc: Code Enforcement

Enclosures





PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

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Laura Cochnauer
Macaulay Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on October 1, 2021, at Antioch, California.

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ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

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- The Board will then ask City staff to present an oral report with regard to your citation. 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 upon to speak.
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- 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 the citation, your appeal will be denied and the citation amount that you deposited to have your appeal will not be refunded.

How The Board Will Rule:

The Board can only rule one of two ways:

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

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.



**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**THURSDAY, OCTOBER 7, 2021
3:00 P.M.**

PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE HELD AS A TELECONFERENCE/VIRTUAL MEETING. OBSERVERS MAY VIEW THE MEETING LIVESTREAMED VIA THE BOARD OF ADMINISTRATIVE APPEALS' WEBSITE AT:

<https://www.antiochca.gov/boaa/meeting/>

Notice of Opportunity to Address the Board of Administrative Appeals

Members of the public wishing to provide public comment **prior to or during** the meeting may do so in the following ways (#2 pertains to the Zoom webinar platform):

- 1) **Prior to 1:00 p.m. the day of the meeting** – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting. **Please indicate the agenda item and title in your email subject line.**
- 2) **After 1:00 p.m. the day of the meeting and during the meeting** – Please see the Speakers' Rules for instructions on how to comment, on the inside cover of this Agenda. The Speakers' Rules are also listed on the Board of Administrative Appeals website located on the following link: <https://www.antiochca.gov/boaa/meeting/>.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Clerk's Office receives your comments, you are strongly encouraged to submit your comments in writing by 1:00 p.m. the day of the meeting.

The Board of Administrative Appeals' Agendas, including Staff Reports, are posted onto our City's Website 72 hours before each meeting. To view the agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

BOARD OF ADMINISTRATIVE APPEALS **SPEAKERS' RULES**

IMPORTANT NOTICE REGARDING THIS MEETING: To protect our residents, officials, and staff, and aligned with the Governor's Executive Order N-29-20, certain teleconference requirements of the Brown Act have been suspended, including the requirement to provide a physical location for members of the public to participate in the meeting.

Members of the public seeking to observe the meeting may do so at <https://www.antiochca.gov/boaa/meeting/>.

Members of the public wishing to provide public comment may do so in the following ways (#2 pertains to the Zoom Webinar):

- 1) Prior to 1:00 p.m. the day of the meeting – Written comments may be submitted electronically to the City Clerk at the following email address: cityclerk@ci.antioch.ca.us. All comments received before 1:00 p.m. the day of the meeting, will be provided to the Board Members before the meeting. **Please indicate the agenda item and title in your email subject line.**
- 2) After 1:00 p.m. the day of the meeting and during the meeting – To participate and provide oral public comments during the meeting, click on the following link to register in advance, to access the meeting via Zoom Webinar: <https://www.antiochca.gov/speakers>
 - You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.
 - When the Chair/Vice Chairperson announces public comments, click the "raise hand" feature in Zoom. For instructions on using the "raise hand" feature in Zoom, visit: https://www.antiochca.gov/raise_hand. Please ensure your Zoom client is updated so staff can enable your microphone when it is your turn to speak.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair/Vice Chairperson).

After hearing from the public, the agenda item will be closed. Deliberations will then be limited to members of the Board.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Clerk's Office receives your comments, you are strongly encouraged to submit your comments in writing by 1:00 p.m. the day of the meeting.

In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

NOTICE OF AVAILABILITY OF REPORTS

This agenda is a summary of the discussion items/actions proposed to be taken by the Board of Administrative Appeals. The public has the opportunity to address the Board on each agenda item. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public Comments".

AGENDA

3:00 P.M. ROLL CALL

Deborah Simpson, Chairperson
Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Marie Livingston
Darrell Goodbeer
Antwon Webster
Vacant, Alternate

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – *Only unagendized issues will be discussed during this time.*

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR JULY 1, 2021

Recommended Action: Motion to approve the Minutes.

2. REGULAR AGENDA

OATH for all intending to testify

A. CASE NO. CE2107-123 / ADMINISTRATIVE CITATION NO. 28521 – APPEAL FILED BY C. RAY JACKSON AND ANNE BREWER, PROPERTY LOCATION AT 1123 COOK STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(2) – OVERGROWN VEGETATION; §7-2.623(A)(2) – ENCROACHMENT; §9-5.1210 – TREES (OVERGROWN).

B. CASE NO. CE2106-171 / ADMINISTRATIVE CITATION NO. 28523 – APPEAL FILED BY LAURA COCHNAUER, PROPERTY LOCATION AT 1119 MACAULAY STREET, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE: §5-1.201.1 – UNPERMITTED RV.

WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chairperson/ Vice Chairperson will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*



September 20, 2021

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

RE: Board of Administrative Appeals Hearing
Property Address: Macaulay Street, Antioch, CA
Citation Date: 08/10/2021
Citation No.: 28523

Dear Ms. Cochnauer,

This is a follow up to your written appeal filed on August 27, 2021, regarding the above-referenced Administrative Citation received from Code Enforcement. Also received was your check in the amount of \$390 (\$100 fine, \$240 reinspection fee and \$50 appeal fee).

Please be advised your appeal is scheduled to be heard on **Thursday, October 7, 2021, at 3:00 p.m.**

IMPORTANT NOTICE REGARDING THIS MEETING: In response to the COVID-19 Health Order issued by the Contra Costa County Health Officer, the City of Antioch will not be hosting in-person Board of Administrative Appeals' Meetings. Instead, the meetings will be held as teleconference/virtual meetings through the Zoom webinar platform.

The Board of Administrative Appeals' Meeting will be held as a Zoom Meeting and the public is invited to participate as "attendees". The Zoom Meeting invitation will also include the telephone number for you to call in to participate, if that is your preference. You can email our office at: cityclerk@ci.antioch.ca.us to receive the Board of Administrative Appeals Agenda and Zoom Meeting Invitation on October 1, 2021. We will also mail you the agenda which will include the Zoom Meeting Invitation information.

The Agenda with 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 Board of Administrative Appeals Agenda information and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

Phone: (925) 779-7009
Fax: (925) 779-7007
Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007
Antioch, CA. 94531-5007
AntiochIsOpportunity.com

Laura Cochnauer
September 20, 2021
Page Two

All people who wish to speak at the hearing, including you, will be required to take an Oath. 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, CMC
Deputy City Clerk
cityclerk@ci.antioch.ca.us

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 September 20, 2021, 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:

Laura Cochnauer
Macaulay Street
Antioch, CA 94509

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on September 20, 2021, at Antioch, California.

A handwritten signature in blue ink, reading "Christina Garcia", is written over a horizontal line.





ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

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 who 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 following:

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.
- 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 Board of Administrative Appeals Agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

When You Don't Show For Your Hearing:

- If you do not appear at the hearing time and date you have been notified of, and unless you have provided the City Clerk seventy-two (72) hour notice before the hearing that you are requesting a postponement, your appeal will be heard without your participation.

How You Will Act At Your Appeal Hearing:

- You, and anyone else who is participating the appeal at your request, will maintain a respectful attitude at all time.
- 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 citation was wrongfully issued.

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 citation. 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 upon to speak.
- You will have **five (5) minutes** to present the reasons why you are appealing the citation.
- Any other additional persons who may oppose or support your appeal will have **three (3) minutes** to speak.
- 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 citation was wrongfully issued.
- 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 the citation, your appeal will be denied and the citation amount that you deposited to have your appeal will not be refunded.

How The Board Will Rule:

The Board can only rule one of two ways:

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

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.

ADMINISTRATIVE
CITATION
City of Antioch

Citation # 28523

- ☒ Code Enforcement - (925) 779-7042
☐ Police Department - (925) 779-6900
☐ Animal Control - (925) 779-6989

Date of Violation	Time	<input type="checkbox"/> AM <input type="checkbox"/> PM	Day of Week
8-10-21	1200		TUESDAY
Location of Violation			
MACAULAY ST			
Citation Issued To (owner/resident/business)			
LAURA COCHMAHER			
Address (if different than violation)			
MACAULAY ST			
City	State	Zip	
ANTIOCH	CA	94509	
Driver's License	State	DOB	
Vehicle License	State	Year	Make Model Color

You are being issued an Administrative Citation for the violation(s) listed below. Continued violation may result in additional Administrative Citations and/or legal action.

<input checked="" type="checkbox"/> 1 st Violation - \$100.00/\$130.00	Refer to the back of this citation for information on paying the amount indicated.
<input type="checkbox"/> 2 nd Violation - \$500.00/\$700.00	
<input type="checkbox"/> 3 rd Violation - \$1,000.00/\$1,300.00	

Code Section	Description of Violation	Fine Amount
5-1.201.1	UNPERMITTED RV	\$ 100.00
		\$
		\$
		\$
		\$

REINSPECTION FEE: \$ 340.00 TOTAL DUE: \$ 340.00

Notes: PLEASE REMOVE RV/CAMPER FROM PUBLIC VIEW AS STATED IN ORIGINAL NOTICE OF VIOLATION ISSUED ON 6/22/21

Issuing Officer	ID number	Date	Case #
AL	E6108	8-10-21	CE2106-171
TO AVOID ADDITIONAL CITATIONS, YOU MUST CORRECT THE ABOVE VIOLATION(S) ON OR BEFORE: 8-20-21			

Questions regarding payment of this citation, call the Finance Department, (925) 779-7055. Mail payment to:

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

To pay in person, the Cashiers are located on the First Floor of City Hall, 200 H Street, Antioch, California, Monday - Friday - 8:00 a.m. - 4:30 p.m. except holidays

See Reverse Side

WHITE - FILE COPY / YELLOW - VIOLATION COPY / PINK - FINANCE COPY

The intension of this letter is to contest the citation (#28523) I received from Amanda Lunsford.

On 6/22/21 I received a violation. The violation was for my motorhome being parked on an unimproved surface, and for not being out of public view. I have a garage north east of my house. The driveway leading to it runs east/west on the north side of my house. Once upon a time it had been paved with gravel. Over the years the gravel had been infiltrated with dirt and clay, as my property slopes. Despite that, I immediately corrected the violation within the time limit I was given by resurfacing the driveway. I removed 3 cubic yards of dirt and gravel and replaced it with brand new clean gravel.

As for my motorhome being in public view, I didn't move it because it's my only means of transportation. I have since then received a Citation for not removing my motorhome from public view. I work rotating 12.5 hour shifts that leave me very tired. I stay in my motorhome just outside the parking lot during a set of shifts and then drive home. It's safer for me and it allows me to be available in case I'm needed in between shifts. It's not uncommon for people in my line of work to do that. I'm saving up for some repairs so that I can start driving a regular vehicle again.

My motorhome is in great mechanical condition. It's in great cosmetic condition. It's not a public nuisance. It's not injurious to health, or indecent, or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway. I've spoken to all of my neighbors about it. None of them are bothered by it. Having to move it from my driveway only adds to parking congestion on the streets and creates a hardship for me, having to constantly move it around. I understand that sometimes there is a need to enforce this code to prevent ruffraff from disturbing the residents of this city, but there's simply no need for it in my case.

I've spoken to both Amanda Lunsford and Curt Michael, and neither of them demonstrate appropriate discretion or reasonableness. My neighbor and I were both in violation of the same code yet Amanda only sent me a violation for it. Last month I cleaned out my garage. I took some of my belongings to the dump but I had items that I thought people could use. So I posted a free ad and set the stuff out on the edge of the sidewalk. Amanda sent me a violation for that. While there are several cars on my street parked half way on the sidewalk as a common practice, not being cited. She even sent me a violation for the dirt pile that came from the surface she had me improve. I also had that posted for free and was working on getting rid of it.

The Citation I'm contesting says that my motorhome is a "Public Nuisance" but it's not. Not by definition or otherwise. There are so many real public nuisances that put the public's safety at risk that the city is responsible for that are being ignored. The hypocrisy is enough to drive anybody mad.



**STAFF REPORT TO THE BOARD OF ADMINISTRATIVE APPEALS FOR
CONSIDERATION AT THE HEARING ON JANUARY 6, 2022**

Approved by: Ellie Householder, City Clerk

Date: December 30, 2021

Subject: Selection of a Preference for Format of Future Meetings: Virtual or
In Person

RECOMMENDATION

It is recommended that the Board of Administrative Appeals select a preferred format for future meetings based on the options presented below.

FISCAL IMPACT

This recommended action has no direct fiscal impact at this time.

DISCUSSION

At the City Council Regular Meeting on November 9, 2021, Council gave direction for each City Board/Commission/Committee to choose its desired method to meet beginning in December 2021. There are two available options:

1. Continue to meet virtually. This would allow members of the public to continue to participate virtually in the same video format that is currently being used as a result of the COVID-19 pandemic.
2. Return to in-person meetings without video conferencing available to the public. Meetings would be broadcasted on the City website and the public could still participate remotely by calling in to a phone located in the City Council Chambers for the purpose of public comment.

ATTACHMENT

None.