



**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

**Council Chambers  
200 "H" Street**

**APRIL 2, 2015  
3:00 P.M.**

**3:00 P.M.     ROLL CALL**     Deborah Simpson, Chairperson  
Frederick Rouse, Vice Chairperson  
Diana Busenbarrick  
Andrew Schleder  
Mike Schneider  
Ademuyiwa "Ade" Adeyemi, Alternate

**PLEDGE OF ALLEGIANCE**

**OATH** for all intending to testify

**1.     CONSENT CALENDAR**

- A.**     APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR MARCH 5, 2015

MINUTES

Recommended Action:     Motion to approve the minutes

**2.     REGULAR AGENDA**

- A.**     APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR THE MONTHS OF JANUARY AND FEBRUARY 2015

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.

STAFF REPORT

STAFF REPORT

STAFF REPORT

STAFF REPORT

- B.**     NOTICE OF VIOLATION APPEAL FILED BY THOMAS B. TROST, "B" STREET, ANTIOCH, CA 94509 [§5-1.202(A1 a), §5-1.202(D) AND §9-5.3830]

STAFF REPORT

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

**WRITTEN/ORAL COMMUNICATIONS**

**ADJOURNMENT**

**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. Materials provided regarding the agenda items will be available at the following website: <http://www.ci.antioch.ca.us/CityGov/Agendas/default.asp> or at the City Clerk's Office located on the 3<sup>rd</sup> floor of City Hall, 200 H Street, Antioch, CA 94509, Monday through Thursday, for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. The meetings are accessible to those with disabilities. Auxiliary aides will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**Notice of Opportunity to Address the Committee**

The public has the opportunity to address the Board on each agenda item. To address the Board, fill out a yellow Speaker Request form, available on each side of the entrance doors, and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. 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".

***PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.***

**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

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

**March 5, 2015  
Council Chambers**

Vice Chairperson Simpson called the meeting to order at 3:08 P.M. on Thursday, March 5, 2015 in the Council Chambers.

**ROLL CALL:**

Present: Board Members Schleder, Rouse, Adeyemi and Vice Chairperson Simpson

Absent: Board Member Schneider and Chairperson Busenbarrick

Staff Present: Animal Services Supervisor, Monika Helgemo  
Animal Control Officer, Ada Gomez  
Animal Control Officer, Andrea Sutherland  
City Clerk, Arne Simonsen  
Deputy City Clerk, Christina Garcia  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

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

City Attorney Nerland gave introductory comments.

**1. CONSENT CALENDAR**

**A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR  
FEBRUARY 5, 2015**

On motion by Board Member Rouse, seconded by Board Member Adeyemi, the Board of Administrative Appeals approved the minutes. The motion carried the following vote:

*Ayes: Simpson, Rouse, Adeyemi*

*Abstain: Schleder*

**B. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN  
PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS &  
ABATEMENTS FOR THE MONTHS OF DECEMBER 2014 AND JANUARY  
2015**

On motion by Board Member Rouse, seconded by Board Member Schleder, the Board of Administrative Appeals unanimously confirmed each assessment and the amount thereof, as proposed or as corrected and modified, and order it assessed against the property. The Board also directed that the same be recorded with the Contra Costa County Recorder's Office and thereafter the assessment shall constitute a special assessment and lien against the property.

## **2. APPEAL**

City Attorney Nerland explained the manner in which the proceedings would be conducted and reviewed the options available for the Appeals Board. She noted two items had been entered into the record; an item from the City Clerk's office with clearer copies of staff report photos and a statement with photos from Sheryl Cox.

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

### **A. ANIMAL ID# A114619 "Lucky" (dog) – Appeal filed by Eleuterio Olveda, 2401 Silveria Way, Antioch, CA 94531 to overturn the "Potentially Dangerous Animal" [§6-1.801(B)(3)] determination made by Antioch Animal Services**

Animal Control Officer Gomez presented the staff report dated March 5, 2015 recommending the Board of Administrative Appeals deny the appeal and uphold the Potentially Dangerous Animal Declaration of January 13, 2015.

Eleuterio Olveda explained his dog was chasing a ball when it encountered the victim dog at the edge of his driveway. He noted at that time, the victim dog snapped at his dog and the victim dog owner, kicked him and hit his girlfriend. He stated his dog had never shown signs of aggression; however, that action caused his dog to react in a defensive manner. He commented that the victim dog owner had not informed them that her dog had been bitten until two hours after the encounter.

In response to Board Member Rouse, Mr. Olveda clarified that he was not home when the incident occurred.

Breann Lewis stated it was not in the responsible dog's character to be dangerous and she believed he reacted as a result of being provoked.

In response to the Board, Ms. Lewis explained the incident occurred where the driveway meets sidewalk and she was at the end of the driveway when it took place. She commented that her dog was protective; however, he was not aggressive. She



noted they did not want him deemed as a potentially dangerous dog and further noted he had been licensed since the event took place.

Ms. Olveda (Eleuterio Olveda's mother), stated she had raised the responsible dog until he was approximately eight (8) months old and he had never shown signs of aggression. She requested the Board uphold the appeal.

Sheryl Cox reported her family and her dog, on leash, were walking to the park. As they approached the address of the incident, the responsible dog, unleashed, came out of the opened garage door and got on top of her dog. Ms. Cox stated there was no ball that the responsible dog was chasing. She further clarified her dog never snapped at the responsible dog and she never made contact with the dog or the dog's owner while she was attempting to separate them. She noted it wasn't until they were at the park that she discovered her dog was bleeding from his neck and back as her dog has long hair. She further noted when she returned to the residence an hour later to inform the responsible dog owner of the wounds, dog owner Breann Lewis used profanities and never acknowledged or apologized for the incident.

In response to the Board, Ms. Cox stated the dog's owner was in the garage area when the incident began. She noted her dog never snapped, growled, or barked at the responsible dog.

## **REBUTTAL**

Eleuterio Olveda stated due to a recent death in his family, his dog's license and vaccinations had lapsed. He reported a delay in the appeal process by staff caused him to incur additional fees for boarding his dog at the shelter.

In response to the Board, he stated the reason given for the delay in the appeal process was that staff did not have sufficient time to submit a report to the Board. He expressed concern that he was unable to review the staff report until March 4, 2015 and he was denied access to his dog at the shelter. He confirmed his dog was off leash and stated he assumed the information in the report was correct; however, he believed the incident was a defensive action by his dog to protect his property and family.

## **REBUTTAL**

Animal Control Officer Gomez stated she had never been informed the victim dog had acted in an aggressive manner and clarified the responsible dog was not currently licensed in the City of Antioch. She noted the dog could have been returned to the owner if the stipulations of the PDA declaration had been met.

For the record, City Attorney Nerland stated there was a letter, attached to the staff report, dated January 13, 2015, from the City to the appellant, outlining costs.

Animal Services Supervisor Helgemo stated all fees incurred would have to be paid for when the animal was picked up. She noted the appellant stated he did not have an issue with the PDA declaration; however, he wanted to appeal the stipulation requiring his dog be neutered. She noted that she informed the appellant he could not appeal the stipulations.

Vice Chairperson Simpson closed the floor to public comment.

Following discussion, City Attorney Nerland reviewed the options available for the Appeals Board.

A motion by Board Member Rouse to impose all fines and stipulations with the exception of neutering was withdrawn for further discussion.

Following discussion, Vice Chairperson Simpson reopened the floor to public comment.

Animal Services Supervisor Helgemo explained the stipulation to neuter was to avoid passing on aggressive genes to potential offspring and noted an intact male had a higher tendency to be involved in biting/attacking another animal or person. She further noted stipulations were in the municipal code and applied to any potentially dangerous or vicious animal.

Vice Chairperson Simpson closed the floor to public comment.

On motion by Board Member Rouse, seconded by Board Member Adeyemi, the Board of Administrative Appeals denied the appeal and upheld the Potentially Dangerous Animal Declaration of January 13, 2015. The motion carried the following vote:

*Ayes: Simpson, Rouse, Adeyemi*

*Noes: Schleder*

### **3. NEW ITEM – ELECTION OF CHAIR AND VICE CHAIR**

City Attorney Nerland explained this item was on the agenda as a result of Chairperson Busenbarrick informing the City that, due to health reasons, she would no longer be able to serve as Chair.

On motion by Board Member Rouse, seconded by Board Member Schleder, the Board of Administrative Appeals unanimously appointed Vice Chairperson Simpson as Chair.

**BOARD OF ADMINISTRATIVE APPEALS**

**Regular Meeting**

**March 5, 2015**

**Page 5 of 5**

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On motion by Board Member Adeyemi, seconded by Board Member Schleder, the Board of Administrative Appeals unanimously appointed Board Member Rouse as Vice Chair.

**PUBLIC COMMENTS** – None

**WRITTEN/ORAL COMMUNICATIONS** – None

**ADJOURNMENT**

Chairperson Simpson adjourned the Administrative Board of Appeals meeting at 4:35 P.M. to the next regularly scheduled meeting on April 2, 2015.

Respectfully Submitted,

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Kitty Eiden  
Minutes Clerk

**STAFF REPORT TO THE BOARD OF ADMINISTRATIVE APPEALS  
FOR CONSIDERATION AT THE HEARING ON APRIL 2, 2015**

**Prepared by:** Ryan Graham, Deputy Director of Community Development  
**Date:** March 24, 2015  
**Subject:** Approval of the Levy of Special Assessments on Certain Properties for Unpaid Administrative Citations & Abatements for the months of January, 2015 & February 2015

**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 Recorders 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 January & February, 2015 respectively in the amount of \$26,066.76 in unpaid Administrative Citations & Abatements.

**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 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, assessors parcel number, the municipal code violation, administrative citation fine and copy of the administrative citations.

**ATTACHMENT**

A: List of assessments

CITATIONS & ABATEMENTS FOR BOARD OF APPEALS - APRIL 2, 2015									
AR	Case	APN	APR	Amount	Owner Last	Owner First	Owner Address	Site Address	Paid
AR141453	CE1410-098	068-594-008	X	\$1,225.00	CHUN	JEFFREY D.	908 BURWOOD WAY	908 BURWOOD WAY	
AR141660	CE1410-096	068-594-008	X	\$1,225.00	CHUN	JEFFREY D.	908 BURWOOD WAY	908 BURWOOD WAY	
AR141297	CE1102-019	068-441-004	X	\$411.82	COSTELLO	RICHARD A	1305 TARRYTON CT	1305 TARRYTON CT	
AR141290	CE1302-032	065-261-005	X	\$411.82	COX	MARIE	121 S LAKE DR	121 S LAKE DR	
AR141300	CD1412-045	072-430-025	X	\$235.00	ESFAHANI	SHANI	2005 SPRUCE WAY	2005 SPRUCE WAY	
AR141442	CE1412-052	052-390-090	X	\$345.00	FAN	CHIH-CHING	7609 N 141ST AVE, REDMOND WA	4038 FOLSOM DR	
AR141452	CE1412-052	052-390-090	X	\$565.00	FAN	CHRISTOPHER	7609 N 141ST AVE, REDMOND WA	4038 FOLSOM DR	
AR141658	CE1412-052	052-390-090	X	\$1,225.00	FAN	CHRISTOPHER	7609 N 141ST AVE, REDMOND WA	4038 FOLSOM DR	
AR141288	CE1411-019	055-040-050	X	\$411.82	HARTMAN	MATHEW	1517 BARKLEY MOUNTAIN WAY	1517 BARKLEY MOUNTAIN WAY	
AR141470	CD1409-023	065-032-015	X	\$1,225.00	HAYES	EDWARD	9711A DUBLIN CANYON RD, CASTRO VALLEY, CA	43 E 6TH STREET	
AR141451	CE1410-045	076-202-026	X	\$675.00	N	HENDRICKSON	2709 ENTRADA CIR	2709 ENTRADA CIR	
AR141450	CE1410-115	055-100-024	X	\$675.00	HIGASHI	LINDA	100 W. HUDSON AVE#C2, ENGLEWOOD, NJ07631	2604 BUGLE WAY	
AR141659	CE1410-115	055-100-024	X	\$675.00	HIGASHI	LINDA	100 W. HUDSON AVE#C2, ENGLEWOOD, NJ07631	2604 BUGLE WAY	
AR141440	CE1410-115	055-100-024	X	\$675.00	HIGASHI	LINDA	100 W. HUDSON AVE#C2, ENGLEWOOD, NJ07631	2604 BUGLE WAY	
AR141445	CE1410-078	051-380-021	X	\$345.00	HOULIHAN	TIMOTHY D. & BARBARA	2625 COFFEE TREE WAY	2625 COFFEE TREE WAY	
AR141296	CE1308-023	065-141-001	X	\$411.82	LUO	JIAN	1600 BRUCE ST	1600 BRUCE ST	
AR141289	CE1305-041	067-321-002	X	\$411.82	MADISON	BESSIE L.	202 WILLIAM REED DR	202 WILLIAM REED DR	
AR141482	CD1501-009	074-363-009	X	\$235.00	MARALL	CHARLES P & SUSAN TRE	1598 BRENDA CT, CONCORD, CA	1616 SYCAMORE DR	
AR141654	CD1501-009	074-363-009	X	\$345.00	MARALL	CHARLES P & SUSAN TRE	1598 BRENDA CT, CONCORD, CA	1616 SYCAMORE DR	
AR141631	CE1305-049	074-363-091	X	\$573.64	MARALL	CHARLES P & SUSAN TRE	1598 BRENDA CT, CONCORD, CA	1616 SYCAMORE #384	
AR141468	CD1409-020	067-080-014	X	\$2,325.00	MARTIN	JAMES T & UNICA	2948 COWAN WAY, LIVERMORE, CA	310 W 13TH ST	
AR139990	CE1303-001	074-402-057	X	\$404.92	MAZA	JOSE	2109 BANYAN WAY	2109 BANYAN WAY	
AR141287	CD1412-046	072-360-028	X	\$235.00	MEDAL	LUIS M. & EMMMA J.	1710 LA SALLE AVE, S.F.CA	2137 BAMBOO WAY	
AR141454	CD1412-046	072-360-028	X	\$345.00	MEDAL	LUIS M. & EMMMA J.	1710 LA SALLE AVE, S.F.CA	2137 BAMBOO WAY	
AR141656	CD1412-046	072-360-028	X	\$675.00	MEDAL	J.	1710 LA SALLE AVE, S.F.CA	2137 BAMBOO WAY	
AR141471	CD1412-042	067-181-012	X	\$455.00	MCKINNEY	BURIL B TRE	511 W 13TH ST	511 W 13TH ST	
AR141466	CD1412-042	067-181-012	X	\$785.00	MCKINNEY	BURIL B TRE	511 W 13TH ST	511 W 13TH ST	
AR141465	CD1412-042	067-181-012	X	\$1,225.00	MCKINNEY	BURIL B TRE	511 W 13TH ST	511 W 13TH ST	
AR141448	CE1412-018	055-670-027	X	\$565.00	PICKETT	VERNA	2044 MOKELUMNE DR	2044 MOKELUMNE DR	
AR141457	CE1412-018	055-670-027	X	\$1,225.00	PIKET	VERNA	2044 MOKELUMNE DR	2044 MOKELUMNE DR	
AR141292	CE1305-074	051-351-017	X	\$411.82	PIERCE	BYRON	2921 CASHW ST	2921 CASHW ST	
AR141295	CE1410-048	067-151-011	X	\$411.82	PRICKETT	DANIEL	1116 LEGGETT ST	1116 LEGGETT ST	
AR141294	CE1305-066	072-272-005	X	\$411.82	PRINGLE	ERIC TYRONE	4121 ROCKY POINT DR	4121 ROCKY POINT DR	
AR141459	CD1501-014	068-094-014	X	\$235.00	PYLE	CAROLY D TRE	910 E 18TH ST	910 E 18TH ST	
AR141460	CD1501-007	076-481-012	X	\$235.00	RAVEN	JACOBUS & HENDRIKA TRE	100 QUAIL HOLLOW, MARTINEZ CA	3612 GENTRYTOWN DR	
AR141655	CD1501-007	076-481-012	X	\$345.00	RAVEN	JACOBUS & HENDRIKA TRE	100 QUAIL HOLLOW, MARTINEZ CA	3612 GENTRYTOWN DR	
AR141467	CD1412-050	068-331-005	X	\$345.00	SANDERS	LARRY & DELORES	209 QUAIL COURT	209 QUAIL COURT	
AR141461	CD1412-050	068-331-005	X	\$675.00	SANDERS	DELORES	209 QUAIL COURT	209 QUAIL COURT	

AR141441	CE1412-029	056-210-038	X	\$235.00	SIEGEL	DAVID B	5103 PIONEER WAY	5103 PIONEER WAY
AR141661	CE1412-029	056-210-038	X	\$345.00	SIEGEL	DAVID B	5103 PIONEER WAY	5103 PIONEER WAY
AR141291	CE1411-016	053-420-014	X	\$411.82	TAN	BOON	3344 BEAR RIDGE	3344 BEAR RIDGE WAY
AR141288	CD1412-048	072-460-035	X	\$235.00	TEZENO	JOSHUA	2076 CATALPA WAY	2076 CATALPA WAY
AR141447	CE1412-050	071-171-008	X	\$235.00	THPI	ACQUISITION	1630 N MAIN ST #54, WALNUT CREEK, CA	29 CLEARBROOK RD
AR141283	CE1411-022	072-161-015	X	\$411.82	TUIPULOTU	SEINI	30 GREENSBORO CT	30 GREENSBORO CT
AR141446	CE1411-085	053-112-010	X	\$345.00	VIVEROS	SERGIO & PATRICIA	2633 POINT LOBOS CT	2633 POINT LOBOS CT
AR141299	CD1412-007	066-192-005	X	\$235.00	618 WEST	7TH ST LLC	605B CAMBRIDGE AVE, MENLO PARK CA	618 W 7TH ST
TOTAL				\$26,066.76				

03/25/2015

**RECEIVED**

**MAR 25 2015**

**CITY OF ANTIOCH  
CITY CLERK**

SUBJECT: 5103 Pioneer Way, Antioch, CA 94531

Parcel #: 056-210-038

Case#:CE1412-029

Subject: Appeal Violation fees

Violation: Substandard Property Maintenance

I am writing to appeal accumulated violation re-inspection fees in reference to the above property. I am renting the property to David Zanca and his family. They have agreed to keep the property clean, to include exterior, in accordance to rental agreement since 2013. I have not received any complaints from the city regarding substandard property until now.


On 3/20/2015, tenant David Zanca delivered my mail that included these notices, dating back to January 1, 2015, regarding the violation and imposed fees as a result of non-compliance. To my surprise, I realized that the city has conducted several re-inspections of this issue without my knowledge and therefore unnecessarily penalized.

I have been in contact with the tenants and they have agreed to pay the citation for the violation, if possible without the unnecessary penalties incurred since we did not have knowledge of the notices were mailed in unmarked in discreet City of Antioch envelopes. I have received City of Antioch notices regarding the water bill mailed in an envelope labeled in identical fashion. I am a responsible person, and so are these tenants who have never delayed their monthly rent since 2013. If we have known (City of Antioch envelope marked "code enforcement"), a swift action would've resolved this matter when it first occurred, there would not be a request to appeal today. The violation would've been acknowledged and resolved promptly.

We are looking to appeal this matter.

Questions, please contact me at (760)214-7524 or email at : [dsshredder77@gmail.com](mailto:dsshredder77@gmail.com)

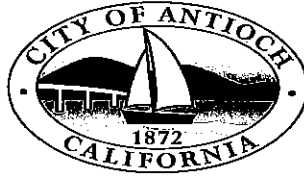
Thank you,

  
David Siegel

2A.02  
04-02-15

2210 Botany Bay  
BOTANY BAY DR  
PITTSBURG, CA 94565





March 26, 2015

David Siegel  
2210 Botany Bay Drive  
Pittsburg, CA 94565

RE: Board of Administrative Appeals Hearing  
Notice of Intent to Record Lien  
Property Address: 5103 Pioneer Way, Antioch

Dear Mr. Siegel,

This is a follow up to your written appeal filed yesterday regarding the "Notice of Intent to Record Lien" letter received.

Please be advised your appeal is scheduled for **Thursday, April 2, 2015, at 3:00 p.m.** in the Council Chambers (across the breezeway from City Hall).

The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date listed above. To view the Agenda information, click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2<sup>nd</sup> Street, and the Antioch Community Center on Lone Tree Way.

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

A General Information sheet is enclosed to answer any questions you may have regarding the appeals.

Sincerely,

  
CHRISTINA GARCIA  
Deputy City Clerk

cc: Code Enforcement

Enclosures

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



City of Antioch  
Citation Appeal Application

RECEIVED

MAR 26 2015

CITY OF ANTIOCH  
CITY CLERK

CITY OF ANTIOCH  
ATTN: CITY CLERK  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007  
(925) 779-7009

Date of Citation: 01/06/15

Citation #: 23884

Name: John & Verna Pickett

Property Address: 2044 Mokelumne Dr.  
Antioch CA. 94531

Mailing Address: Same

Home Phone: (510) 393-1268 (cell) Work Phone: (510) 970-8116

REASON FOR APPEAL

Please See att'd

And also att'd Citation # 23877 information  
also a Breakdown and information  
Received in Nevada - after last  
conversation on phone in Feb - with  
someone in the office.

(Total 4 small packages, 129 Citations Rec'd)

Signature Verna Pickett

Date 03/26/15

2A.03  
04-02-15

I am requesting a reconsideration of the assessment amounts, "Re-Inspection Fee", the "Admin Citations Fees" and the "Late Charges". Also, the total amounts shown for the 3 citations (#23877, #23884, & #23326) will and is causing me a financial hardship. There was unclear/misinformation, and misunderstanding regarding the citation and billing amounts. I am also requesting to be able to make partial payments. I previously paid \$345.00 on 3/2/15, and inclosing \$400.00 today 3/26/15.

My attention was not to violate the first citation's request. I had a difficult time moving the 4 cars in the time allowed. I made several attempts to call the contact number on the citation to explain and request more time in-between the inspections but was unable to make contact. However, I was able to make contact after the 3<sup>rd</sup> citation and R. Souza did allowed two additional days to the citation on the 3<sup>rd</sup> citation.

I called for <sup>Towed</sup> ~~to~~, however the cars could not be ~~told~~ because of any registrations. A couple of the cars belonged to my husband (separated since 2007). Had to locate him to either move the cars or obtain paper work to have the cars move. After obtaining the paper work, checked with Motor vehicle and the fees was more than I could afford. I called the Wrecking Yards to give them the cars. One yard kept changing the time and date of pick-up, and still never came.

The **Re-Inspections Fees** are shown on the bill for all three citations instead of just the last two citation inspections. I previously paid \$345 which included the re-inspection charged on the first citation. I am questioning and asking for reconsideration of that \$125 re-inspection fee, and the amounts of the additional late charges, \$40.00, \$100.00 and \$345.00. I was told when I came in to pay the \$345.00 in February that there will be no more late charges.

I had a misunderstanding about the debris mentioned in the citation. On the first citation's photo, that I received right after the wind and rain storm I saw a lot of leaves on the yard and driveway. I thought that was what the citation was referring to. I cleaned the leaves up before the second citation. The second citation came with the wrong house photos, which my driveway with the box was not shown. I tried and was unable to contact R. Souza to let her know that the picture was not our house until after the 3<sup>rd</sup> citation. She just stated it was. I tried to explain that we had got the leaves up and that they were there because of the rain storm, I pay for weekly yard service if it is raining they do not come out. It was not until after I contacted and talked with someone else in, and he explained that the box was also considered as debris. After I spoke to someone else again in about mid Feb 2015, who also stated I was sent the correct picture. I received the correct picture of my driveway stamped dated 01/07/15 that showed the box with a statement of the three citations. Note: The citation was written on 01/06/15.

I was diligently trying to get rid of the cars. I was previously staying in Richmond because of health and work for over a year. The citation came in an envelope like the water bill. I pay the water bill over the internet, so my daughter did not open the envelope. During that time my (separated) Husband put the cars on the driveway. When I came back at Christmas, I open the first violation. I cannot reach out to my husband for help to pay because his monthly income is less than \$600, and he is living on his own.

I am not making excuses for the incident. I am asking for reconsideration and a lesser amount charged based on the above and your graces. Please see the attached photo and citation information. Thank you for considering this request. Verna L. Pickett

*Verna Pickett*

CITY OF ANTIOCH  
925-779-7055

REC#: 00774660 3/26/2015 3:25 PM  
OPER: VR2 TERM: 002  
REF#: 216

TRAN: 900.0000 TRUE MISC RECEIPTS  
C214492 AR141448 PICKETT  
Citation - NIS 400.00CR

TENDERED: 400.00 CHECK  
APPLIED: 400.00-  
CHANGE: 0.00

**ADMINISTRATIVE  
CITATION**  
City of Antioch

Citation # **23884**

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

- ☐ Police Department - (925) 779-6981  
☐ Animal Control - (925) 779-6989  
☒ Code Enforcement (NIS) - (925) 779- **6153**  
☐ Residential Rental Inspection Program (RRIP) (925) 779-

**ORDER:** You are ordered to immediately cease the commission of the Municipal Code 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 \$500 for second Citation and \$1,000 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, Third & "H" Streets, 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, Third & "H" Streets, 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) if not paid. Payment of Administrative Fine(s) does not permit any continuation or repeated occurrence of the Municipal Code violation(s) listed on 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.

**IMPORTANT  
PLEASE HAVE THE INFORMATION ON THIS FORM  
TRANSLATED FOR YOU.**

Date of Violation **1-6-15** Time ☒ AM ☒ PM Day of Week **Tuesday**  
Location of Violation **2044 Mokelumne Dr.**  
Citation Issued To (owner/resident/business) **John + Verna Pickett** Date Issued **1-6-15**  
Address if different than violation

City **Antioch** State **CA** Zip **94531**  
Driver's License State **CA** DOB

Vehicle License State Year Make Model Color

You are being issued an Administrative Citation for the above violation(s). Additional violations may result in additional Administrative fines and/or legal action.

- ☐ 1<sup>st</sup> Violation \$100.00  
☒ 2<sup>nd</sup> Violation \$200.00/\$500.00 **x2**  
☐ 3<sup>rd</sup> Violation \$500.00/\$1,000.00

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

AMC Violation Code Section	Description of Violation(s)	Fine Amount(s)
<b>5-1.202(B)</b>	<b>Improperative vehicles in public view.</b>	<b>\$ 200-</b>
<b>5-1.202</b>	<b>Debris in public view</b>	<b>\$ 200-</b>
<b>A1(a)</b>		
<b>TOTAL DUE:</b>		<b>\$ 400-</b>

Notes: **CE1412-018**  
Issuing Officer **R. SOUZA** ID number **E4042** Date **1-8-15**  
TO AVOID ADDITIONAL CITATIONS, YOU MUST ABATE THE ABOVE VIOLATION(S) ON OR BEFORE: **1-17-15**

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

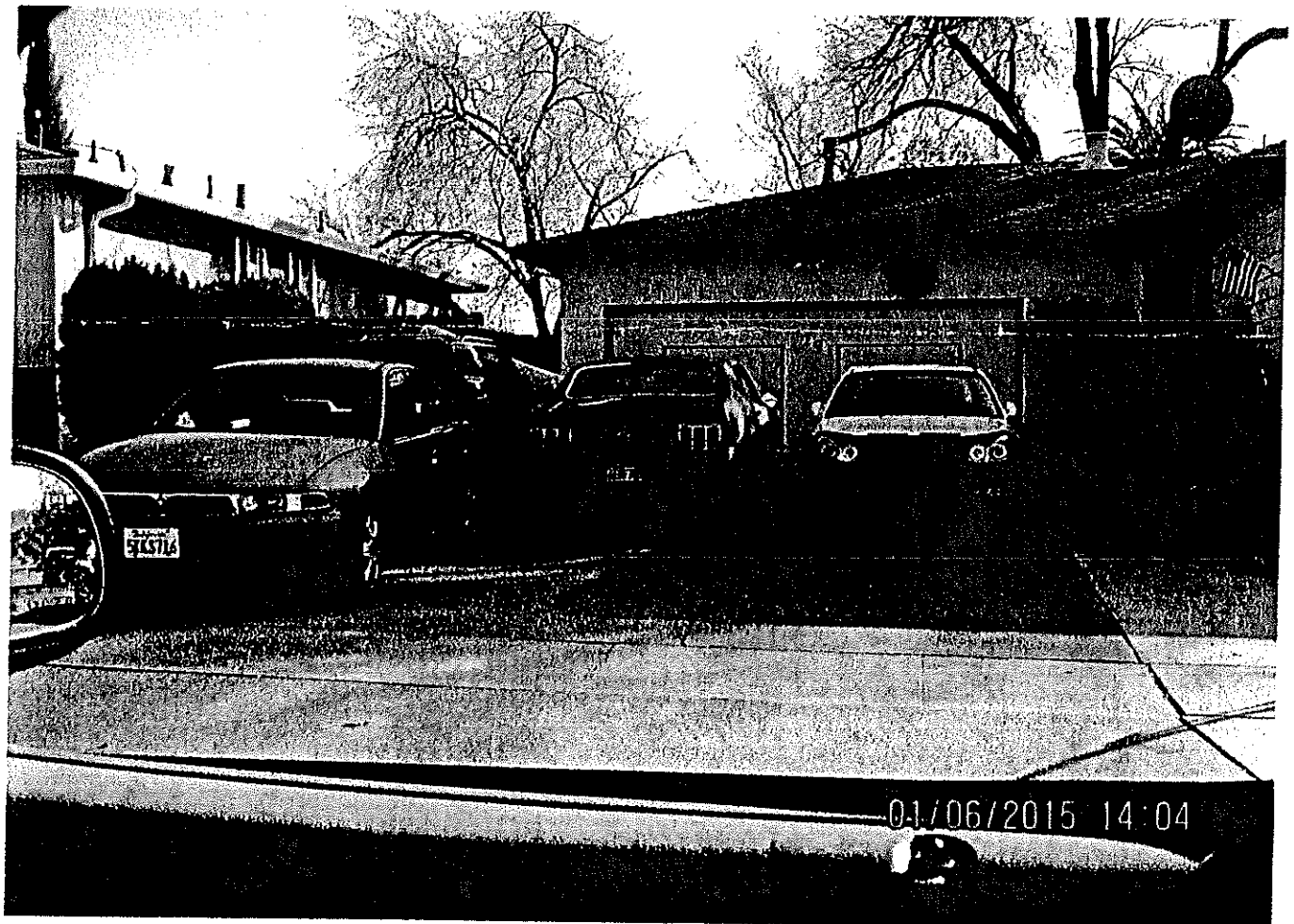
**City of Antioch  
Finance Department  
P.O. Box 5007**

**Antioch, CA 94531-5007**

o pay in person, the Cashiers are located on the First Floor of City Hall, Third & "H" Streets, Antioch, California  
Monday - Friday - 8:00 a.m. - 4:30 p.m. except holidays

See Reverse Side

ITE - VIOLATION COPY / YELLOW - NIS COPY / PINK - FINANCE COPY





Citation  
# 23884 (2)

## NOTICE OF INTENT TO RECORD LIEN

February 20, 2015

PICKETT, JOHN H JR & VERNA  
2044 MOKELUMNE DR  
ANTIOCH, CA 94531

SUBJECT: UNPAID FINES &amp; PENALTIES ADMINISTRATIVE CITATION(S) IN THE AMOUNT OF \$345.00

565.00

Address: 2044 MOKELUMNE DR  
Parcel No. 055-670-027  
Case No. CE1412-018Changes  
for each  
citation

Violation: PARKING ON UNIMPROVED SURFACE

AMC SECTION §5-1.202(D)(2) - Parking or storage of motor vehicles or other mobile equipment in any area not designated as a parking space on the approved site plan or on any unpaved surface including, but not limited to, dirt, grass or any other surface that is not concrete or pavers.

Violation: INOPERATIVE AND/OR UNREGISTERED VEHICLE IN PUBLIC VIEW  
THIS INCLUDES VEHICLES REGISTERED AS NON-OPERATIONAL (NON-OP) THROUGH THE DEPARTMENT OF MOTOR VEHICLES.

AMC SECTION § 5-1-202(a1)(A) DEBRIS IN PUBLIC VIEW- Property inadequately maintained - The keeping, storage, depositing or accumulation on the premises...rubbish, trash and debris.

PLEASE BE ADVISED, the City of Antioch claims a special assessment pursuant to Cal. Gov't Code §38773.5 and Antioch Municipal Code §1-5.09 for unpaid Administrative Citation and penalties relating to the above referred to real property. Said fines and late penalties were not fully reimbursed to the City of Antioch within 30 days of the date of billing.

On Thursday, March 5, 2015 at 3:00 P.M. The ADMINISTRATIVE BOARD OF APPEALS will receive the proposed assessment for hearing and confirmation. Should you object to the proposed assessment and choose to challenge the proposed assessment 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. 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 and the matter may be placed on the consent calendar of the agenda for the Board of Administrative Appeals.

**BE FURTHER ADVISED** that the amount of the assessment shall be recorded with the Contra Costa County Recorder's office on March 9, 2015. To avoid recordation, please make payment to the City of Antioch, on or before March 2, 2015 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 cost to release said lien.

CITY OF ANTIOCH  
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) 779-6154.

Sincerely,

Ryan Graham  
Deputy Director of Community Development  
Cc: Lynn Tracy Nerland, City Attorney

CITY OF ANTIOCH  
ATTN: A/R DEPT  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007



# INVOICE

Invoice Number: AR141448  
Invoice Date: 02/04/15  
Customer ID: C214492

Bill To: VERNA AND JOHN H PICKETT JR  
2044 MOKELUMNE DR  
ANTIOCH, CA 94531-9118

Accounts Receivable Phone Nos.:  
General (925) 779-7000  
FAX (925) 779-7054  
Planning/  
Engineering (925) 779-7035

REFERENCE	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION
100514046020	RE-INSPECTION FEE 1/06/15	1.00	125.00	125.00
100514046020	ADMIN CITATION #23884	1.00	400.00	400.00
100514046020	LATE CHARGE	1.00	40.00	40.00
Sub Total				565.00
Sales Tax				0.00
Total Due				565.00

Invoices Are Due And Payable Upon Receipt

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF ANTIOCH

Customer ID: C214492  
Invoice Number: AR141448  
Invoice Date: 02/04/15

PAYMENT AMOUNT: \_\_\_\_\_





## RE-INSPECTION FEE

The violation(s) as indicated on the Notice of Violation or Notice and Order have not been corrected and will require additional inspection(s). In addition to your citation, you have been assessed a re-inspection fee of **\$125.00**. This fee is due within ten (10) days from the date of this notice. Each additional inspection will also be assessed re-inspection fees.

Case #: CE1412-018 Inspection Date: 1-6-15  
Property address: 2214 Mokelumne Dr APN#: 055-670-027  
Officer: R. SOUZA Phone #: 774 6153 Date: 1-8-15

White: Case File    Yellow: Owner    Pink: Finance



*Citation  
# 23877* ①

## NOTICE OF INTENT TO RECORD LIEN

February 20, 2015

PICKETT, JOHN H JR & VERNA  
2044 MOKELUMNE DR  
ANTIOCH, CA 94531

*pd 3/2/15*

**SUBJECT: UNPAID FINES & PENALTIES ADMINISTRATIVE CITATION(S) IN THE AMOUNT OF \$345.00**

**Address:** 2044 MOKELUMNE DR  
**Parcel No.** 055-670-027  
**Case No.** CE1412-018

**Violation: PARKING ON UNIMPROVED SURFACE**

**AMC SECTION §5-1.202(D)(2)** - Parking or storage of motor vehicles or other mobile equipment in any area not designated as a parking space on the approved site plan or on any unpaved surface including, but not limited to, dirt, grass or any other surface that is not concrete or pavers.

**Violation: INOPERATIVE AND/OR UNREGISTERED VEHICLE IN PUBLIC VIEW**

**THIS INCLUDES VEHICLES REGISTERED AS NON-OPERATIONAL (NON-OP) THROUGH THE DEPARTMENT OF MOTOR VEHICLES.**

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**On Thursday, March 5, 2015 at 3:00 P.M.** The **ADMINISTRATIVE BOARD OF APPEALS** will receive the proposed assessment for hearing and confirmation. Should you object to the proposed assessment and choose to challenge the proposed assessment 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. 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 and the matter may be placed on the consent calendar of the agenda for the Board of Administrative Appeals.

**BE FURTHER ADVISED** that the amount of the assessment shall be recorded with the Contra Costa County Recorder's office on March 9, 2015. To avoid recordation, please make payment to the City of Antioch, on or before **March 2, 2015** 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 cost to release said lien.

**CITY OF ANTIOCH  
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) 779-6154**.

Sincerely,

Ryan Graham  
Deputy Director of Community Development  
Cc: Lynn Tracy Nerland, City Attorney

CITY OF ANTIOCH  
925-779-7055

*Citation date*  
*12/15/14*

REC#: 00767312 3/02/2015 11:34 AM  
OPER: RC2 TERM: 002  
REF#: VISA

ACCT #: XXXX-XXXX-XXXX-2270  
AUTH #: 912528  
TRAN #: 000000003394

TRAN: 900.0000 TRUE MISC RECEIPTS  
C214492 AR140939  
VERNA PICKETT  
Citation - NIS 345.00CR

*pd*

TENDERED: 345.00 CREDIT CARD  
APPLIED: 345.00-

CHANGE: 0.00



**CITY OF ANTIOCH**  
ATTN: A/R DEPT  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007

**ACCOUNT STATEMENT**

DATE:	ACCOUNT NO:	PAGE NO:
01/31/15	C214492	1

**BILL TO:**

VERNA AND JOHN H PICKETT JR  
2044 MOKELUMNE DR  
ANTIOCH, CA 94531-9118

PAYMENT IS DUE UPON RECEIPT

BALANCE DUE: 345.00

AMOUNT PAID: \$

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

STATEMENT DATE: 01/31/15  
STATEMENT COVERS ACTIVITY FROM 01/01/15 THROUGH 01/31/15

C214492

DATE	TRANSACTION DESCRIPTION	INVOICE OR REF. NO.	CHARGES	CREDITS / PAYMENTS
	Balance Forward			0.00
01/05/15	RE-INSPECTION FEE 12/15/14	AR140939	125.00	
01/05/15	ADMIN CITATION #23877	AR140939	200.00	
01/05/15	LATE CHARGE	AR140939	20.00	

CURRENT	31 - 60 DAYS	61 - 91 DAYS	OVER 91 DAYS	BALANCE DUE
345.00	0.00	0.00	0.00	345.00

BALANCES UNPAID OVER 30 DAYS MAY BE CHARGED A 10% PENALTY AND INTEREST OF 1% PER MONTH

Accounts Receivable Phone Nos.:  
General (925) 779-7000  
FAX (925) 779-7054  
Planning/  
Engineering (925) 779-7035

CITY OF ANTIOCH

ATTN: A/R DEPT

P.O. BOX 5007

ANTIOCH, CA 94531-5007



# INVOICE

Invoice Date: 01/05/15

Customer ID: C214492

Bill To: JOHN H. AND VERNA PICKETT JR

2044 MOKE LUMNE DR

ANTIOCH, CA 94531-9118

Accounts Receivable Phone Nos.:

General (925) 779-7000

FAX (925) 779-7054

Planning/

Engineering (925) 779-7035

REFERENCE	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION
100514046020	RE-INSPECTION FEE 12/15/14	1.00	125.00	125.00
100514046020	ADMIN CITATION #23877	1.00	200.00	200.00
100514046020	LATE CHARGE	1.00	20.00	20.00

Invoices Are Due And Payable Upon Receipt

Sub Total	345.00
Sales Tax	0.00

<b>Total Due</b>	<b>345.00</b>
------------------	---------------

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF ANTIOCH

Customer ID: C214492

Invoice Number: AR140939

Invoice Date: 01/05/15

PAYMENT AMOUNT: \_\_\_\_\_



### RE-INSPECTION FEE

The violation(s) as indicated on the Notice of Violation or Notice and Order have not been corrected and will require additional inspection(s). In addition to your citation, you have been assessed a re-inspection fee of **\$125.00**. This fee is due within ten (10) days from the date of this notice. Each additional inspection will also be assessed re-inspection fees.

Case #: CE1412-018 Inspection Date: 12-15-14  
Property address: 2044 Mokelumne APN#: 055-670-027  
Officer: R. SOUZA Phone #: 779-6153 Date: 12-15-14

White: Case File Yellow: Owner Pink: Finance

**ADMINISTRATIVE  
CITATION**

City of Antioch

Citation # **23877**CITY OF ANTIOCH  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007

- ☐ Police Department - (925) 779-6981  
☐ Animal Control - (925) 779-6989  
☒ Code Enforcement (NIS) - (925) 779- **6153**  
☐ Residential Rental Inspection Program (RRIP) (925) 779-

Date of Violation **12-15-14** Time **2:20** ☐ AM ☒ PM Day of Week **Monday**  
Location of Violation **2044 Motelumne DR**  
Citation Issued To (owner/resident/business) **John + Verna Pickett** Date Issued **12-15-14**  
Address if different than violation

City **Antioch** State **CA** Zip **94531**  
Driver's License State DOB

Vehicle License State Year Make Model Color

You are being issued an Administrative Citation for the above violation(s). Additional violations may result in additional Administrative fines and/or legal action.

- ☒ 1<sup>st</sup> Violation \$100.00 **x 2**  
☐ 2<sup>nd</sup> Violation \$200.00/\$500.00  
☐ 3<sup>rd</sup> Violation \$500.00/\$1,000.00
- Refer to the back of this citation for information on paying the amount indicated.

AMC Violation Code Section	Description of Violation(s)	Fine Amount(s)
<b>5-1.202(b)</b>	<b>Inoperative Vehicle(s) in public View</b>	<b>\$ 100-</b>
<b>5-1.202</b>	<b>Debris in public View</b>	<b>\$ 100-</b>
<b>(A)(a)</b>	<b>public View</b>	<b>\$</b>
<b>TOTAL DUE:</b>		<b>\$ 200-</b>

Notes: **CE1412-018**

Issuing Officer **R. Souza** ID number **E4042** Date **12-15-14**  
TO AVOID ADDITIONAL CITATIONS, YOU MUST ABATE THE ABOVE VIOLATION(S) ON OR BEFORE: **12-21-14**

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, Third & "H" Streets, Antioch, California  
Monday - Friday - 8:00 a.m. - 4:30 p.m. except holidays

See Reverse Side

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

ORDER: You are ordered to immediately cease the commission of the Municipal Code 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 \$500 for second Citation and \$1,000 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, Third & "H" Streets, 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.

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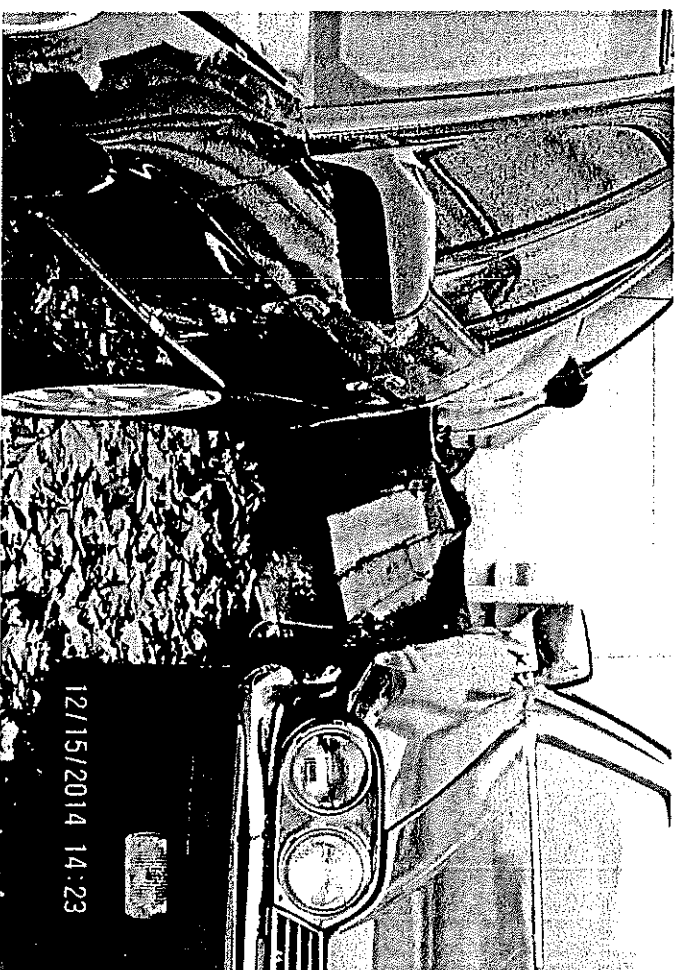
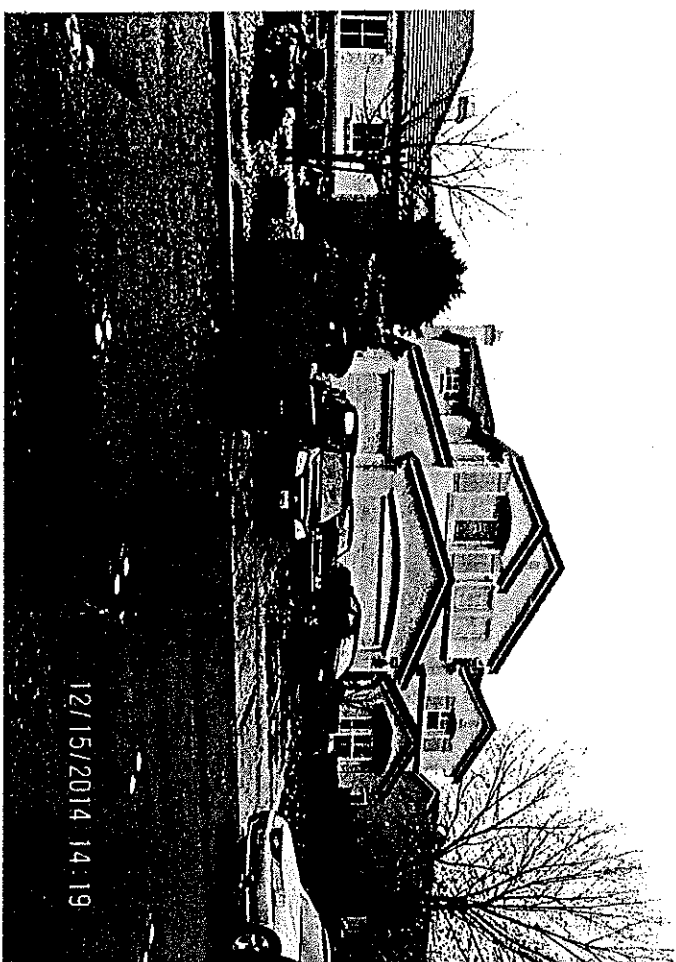
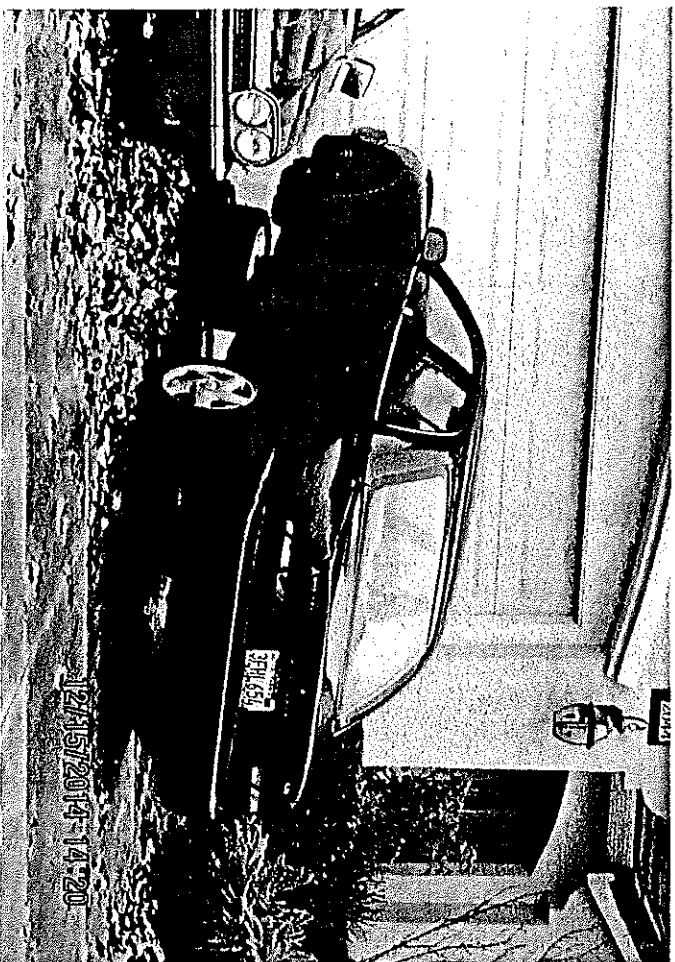
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RIGHT TO JUDICIAL REVIEW: Any person aggrieved by an administrative decision of the ARP on an Administrative Citation may obtain review of the administrative decision by filing a petition for review with the Superior Court in Contra Costa County in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

IMPORTANT  
PLEASE HAVE THE INFORMATION ON THIS FORM  
TRANSLATED FOR YOU.







I am requesting a reconsideration of the assessment amounts, "Re-Inspection Fee", the "Admin Citations Fees" and the "Late Charges". Also, the total amounts shown for the 3 citations (#23877, #23884, & #23326) will and is causing me a financial hardship. There was unclear\misinformation, and misunderstanding regarding the citation and billing amounts. I am also requesting to be able to make partial payments. I previously paid \$345.00 on 3/2/15, and inclosing \$400.00 today 3/26/15.

My attention was not to violate the first citation's request. I had a difficult time moving the 4 cars in the time allowed. I made several attempts to call the contact number on the citation to explain and request more time in-between the inspections but was unable to make contact. However, I was able to make contact after the 3<sup>rd</sup> citation and R. Souza did allowed two additional days to the citation on the 3<sup>rd</sup> citation.

I called for <sup>Tow</sup> ~~to~~ however the cars could not be <sup>Towed</sup> ~~towed~~ because of any registrations. A couple of the cars belonged to my husband (separated since 2007). Had to locate him to either move the cars or obtain paper work to have the cars move. After obtaining the paper work, checked with Motor vehicle and the fees was more than I could afford. I called the Wrecking Yards to give them the cars. One yard kept changing the time and date of pick-up, and still never came.

The **Re-Inspections Fees** are shown on the bill for all three citations instead of just the last two citation inspections. I previously paid \$345 which included the re-inspection charged on the first citation. I am questioning and asking for reconsideration of that \$125 re-inspection fee, and the amounts of the additional late charges, \$40.00, \$100.00 and \$345.00. I was told when I came in to pay the \$345.00 in February that there will be no more late charges.

I had a misunderstanding about the debris mentioned in the citation. On the first citation's photo, that I received right after the wind and rain storm I saw a lot of leaves on the yard and driveway. I thought that was what the citation was referring to. I cleaned the leaves up before the second citation. The second citation came with the wrong house photos, which my driveway with the box was not shown. I tried and was unable to contact R. Souza to let her know that the picture was not our house until after the 3<sup>rd</sup> citation. She just stated it was. I tried to explain that we had got the leaves up and that they were there because of the rain storm, I pay for weekly yard service if it is raining they do not come out. It was not until after I contacted and talked with someone else in, and he explained that the box was also considered as debris. After I spoke to someone else again in about mid Feb 2015, who also stated I was sent the correct picture. I received the correct picture of my driveway stamped dated 01/07/15 that showed the box with a statement of the three citations. Note: The citation was written on 01/06/15.

I was diligently trying to get rid of the cars. I was previously staying in Richmond because of health and work for over a year. The citation came in an envelope like the water bill. I pay the water bill over the internet, so my daughter did not open the envelope. During that time my (separated) Husband put the cars on the driveway. When I came back at Christmas, I open the first violation. I cannot reach out to my husband for help to pay because his monthly income is less than \$600, and he is living on his own.

I am not making excuses for the incident. I am asking for reconsideration and a lesser amount charged based on the above and your graces. Please see the attached photo and citation information. Thank you for considering this request. Verna L. Pickett

*Verna Pickett*

City of Antioch  
ARIQTR - Short Format (ID Sort)

ATTACHMENT B

Report Date: 02/17/2015

ID: C214492

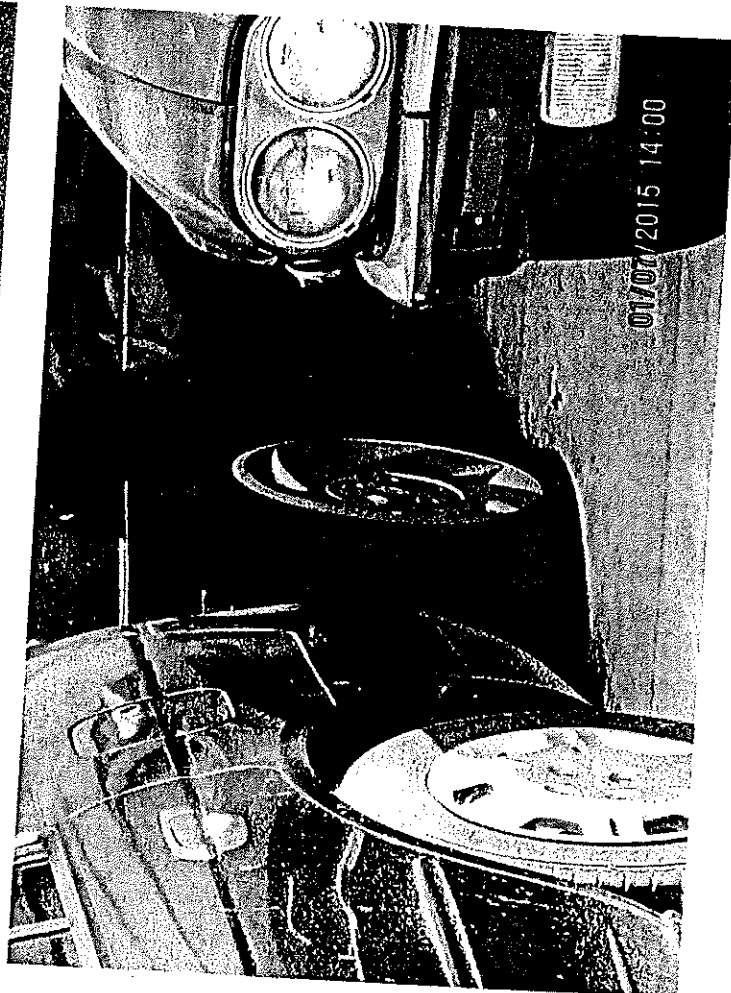
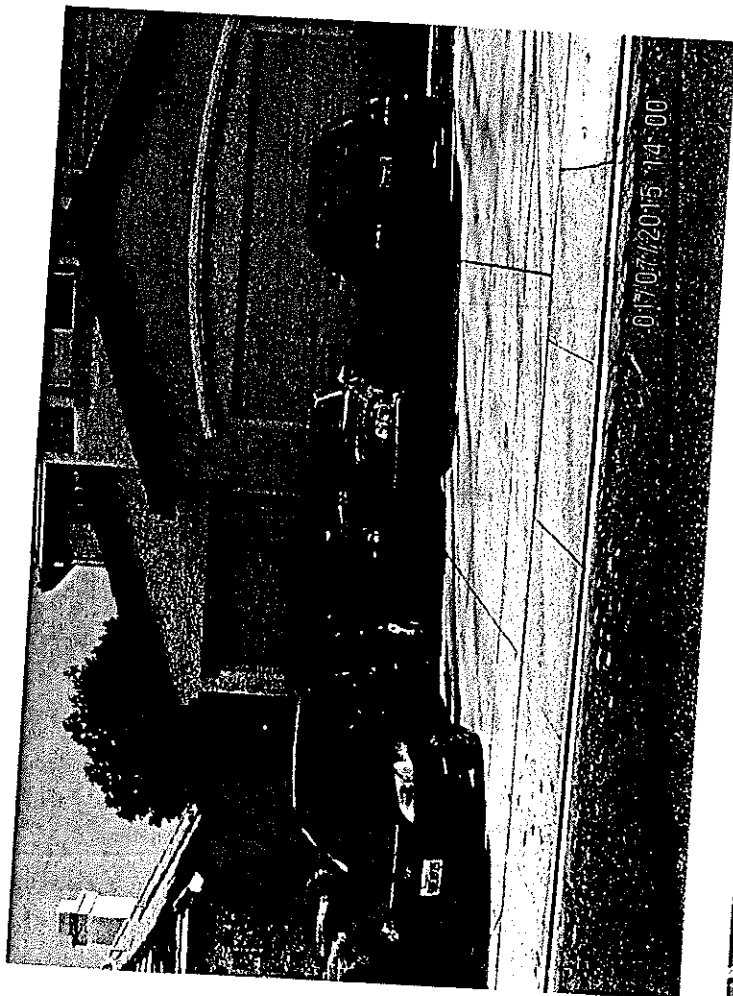
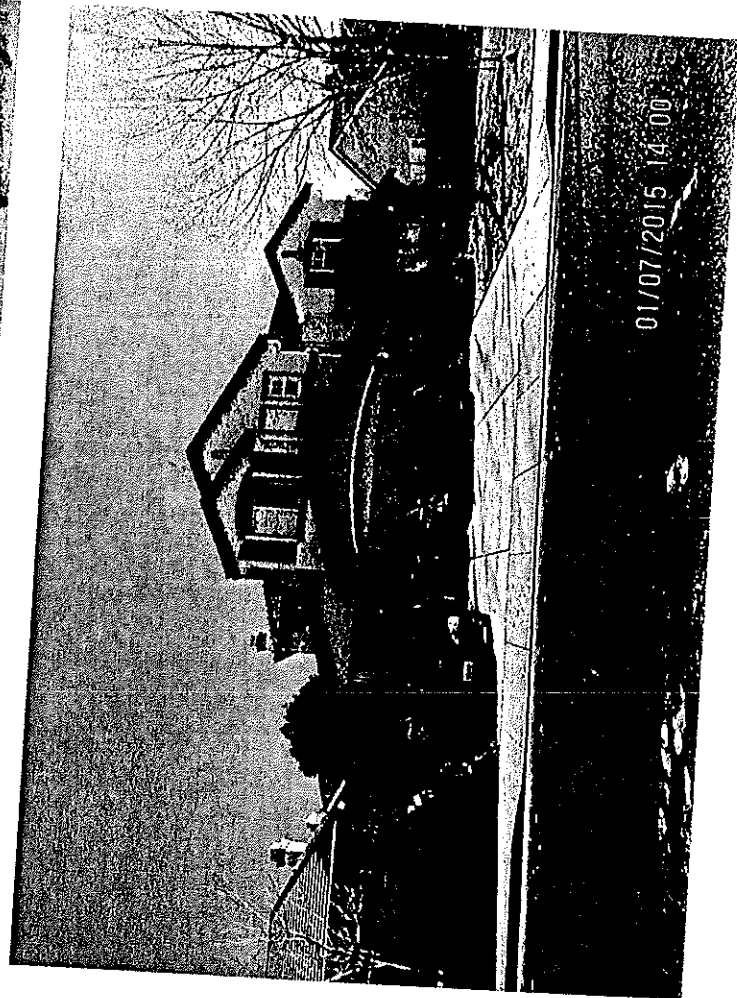
Name: PICKETT JR, JOHN H. AND VERNA

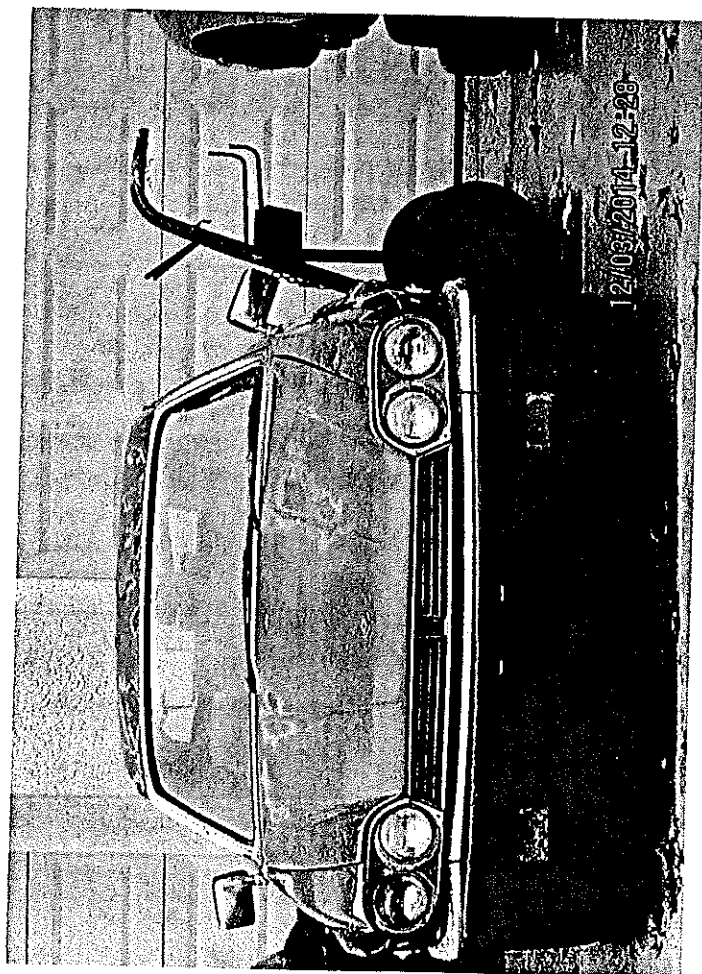
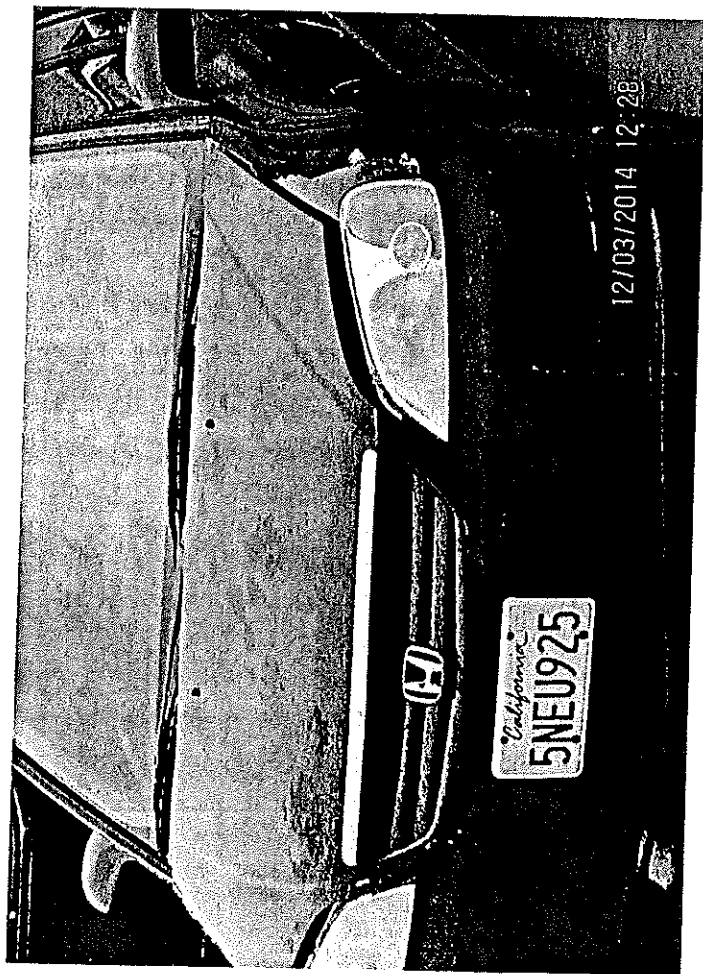
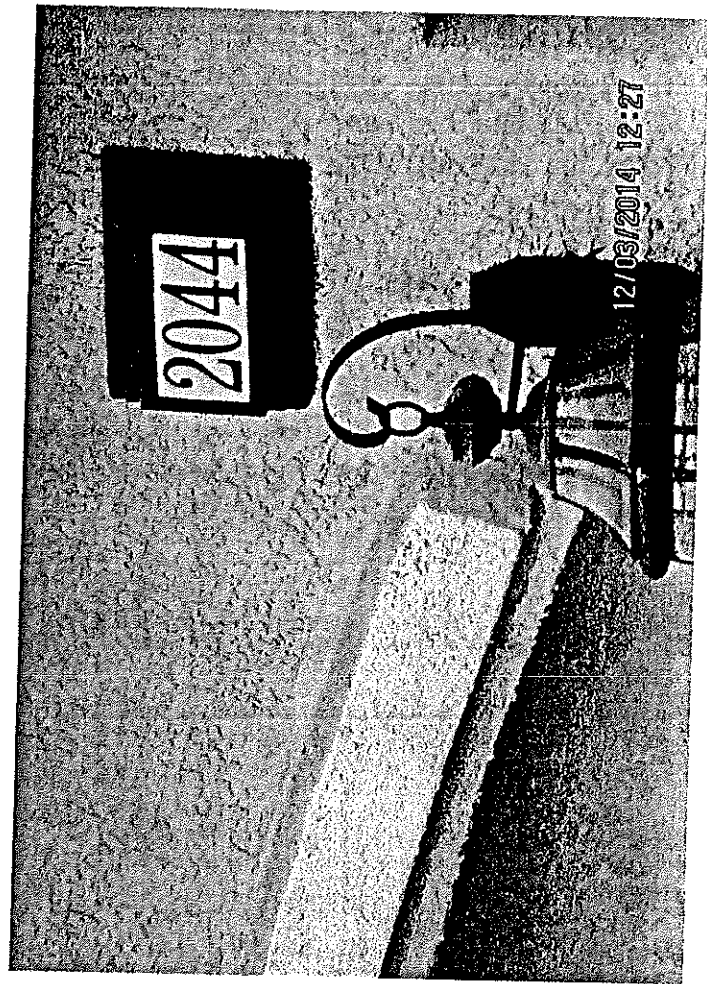
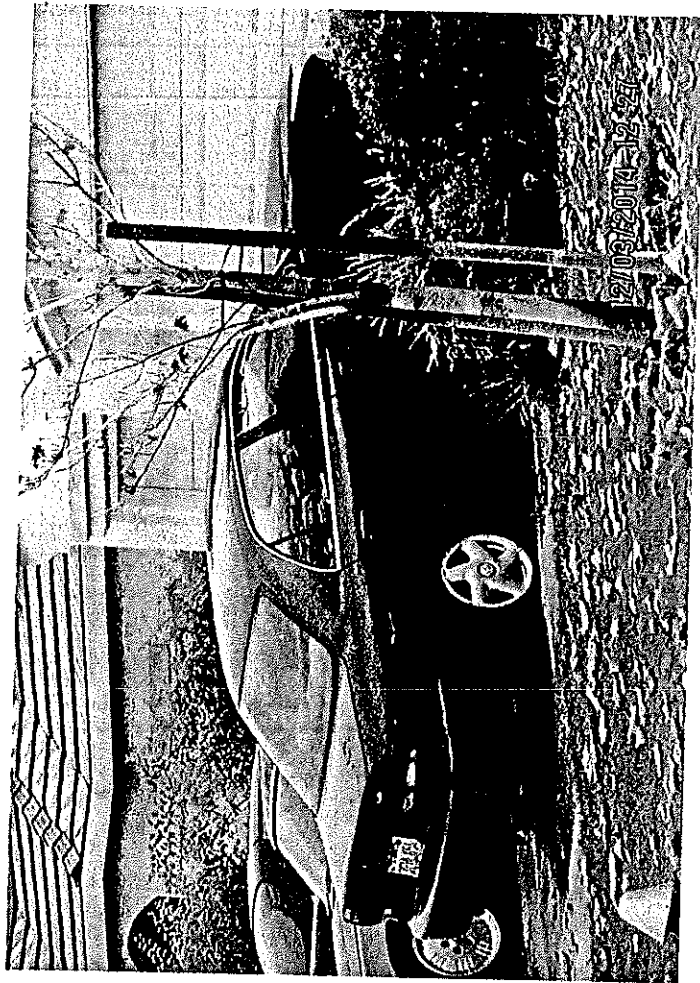
Div	Account	Description	Ref Date	Ref	Type	Amount
GEN	1005140 - 46020	RE-INSPECTION FEE 12/1:	01/05/2015	AR140939	AR	125.00
GEN	1005140 - 46020	ADMIN CITATION #23877	01/05/2015	AR140939	AR	200.00
GEN	1005140 - 46020	LATE CHARGE	01/05/2015	AR140939	AR	20.00
GEN	1005140 - 46020	RE-INSPECTION FEE 1/06:	02/04/2015	AR141448	AR	125.00
GEN	1005140 - 46020	ADMIN CITATION #23884	02/04/2015	AR141448	AR	400.00
GEN	1005140 - 46020	LATE CHARGE	02/04/2015	AR141457	AR	100.00
GEN	1005140 - 46020	LATE CHARGE	02/04/2015	AR141448	AR	40.00
GEN	1005140 - 46020	RE-INSPECTION FEE 1/20:	02/04/2015	AR141457	AR	125.00
GEN	1005140 - 46020	ADMIN CITATION #23326	02/04/2015	AR141457	AR	1,000.00

Account Total: 2,135.00

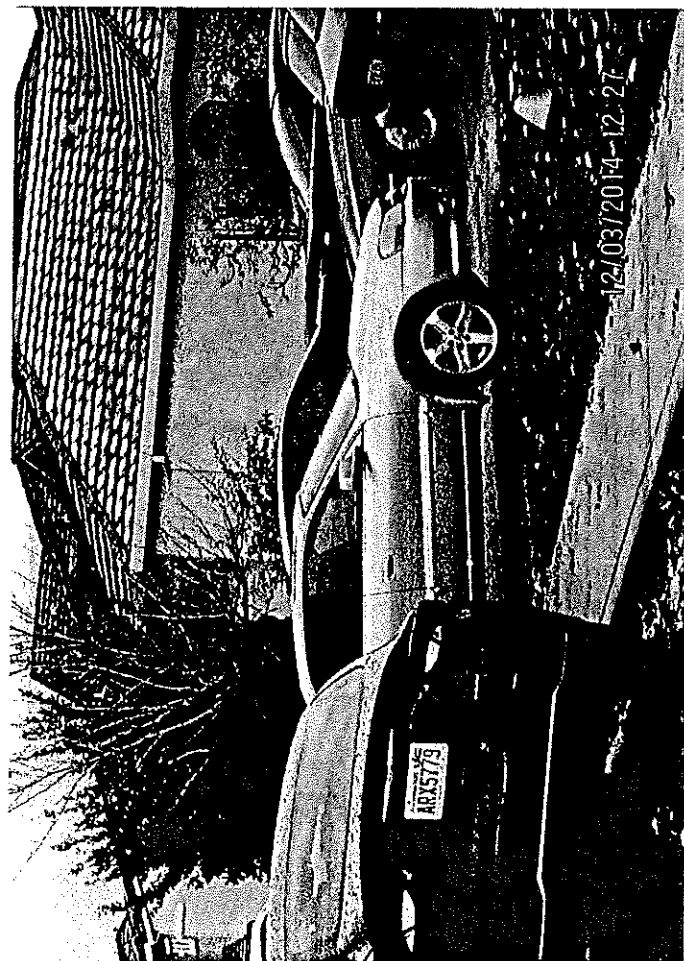
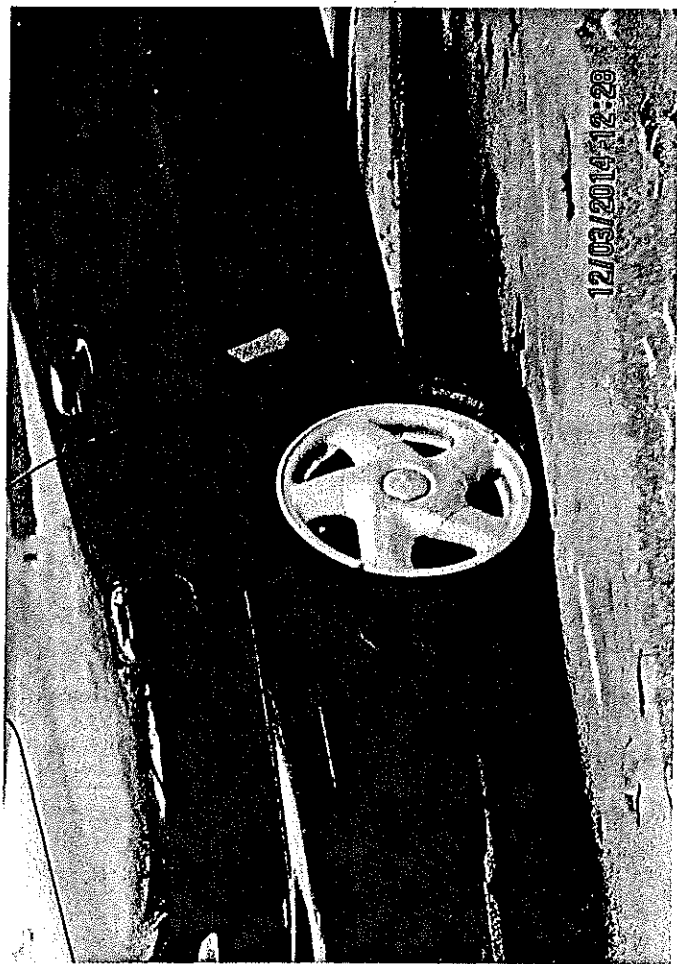
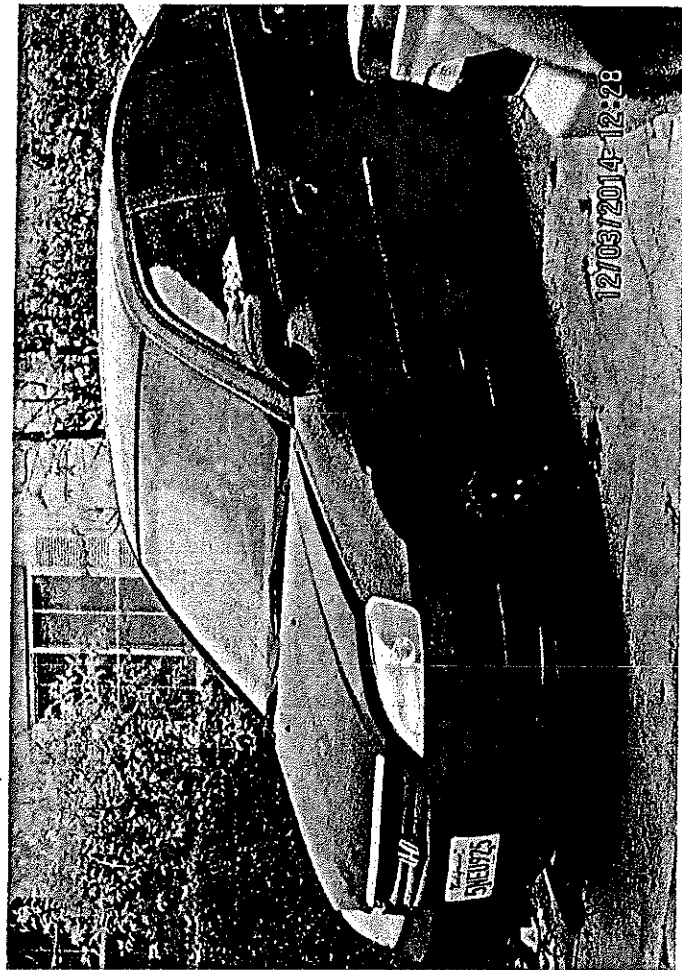
Report Total: 2,135.00

Rec'd after last telephone  
conversation in mid February  
with someone in the office.  
was told prior that R. Souza  
no longer was employed there,













**CITY OF ANTIOCH**  
ATTN: A/R DEPT  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007

ACCOUNT STATEMENT		
DATE: 02/28/15	ACCOUNT NO: C214492	PAGE NO: 1

**BILL TO:**

VERNA AND JOHN H PICKETT JR  
2044 MOKELUMNE DR  
ANTIOCH, CA 94531-9118

PAYMENT IS DUE UPON RECEIPT

BALANCE DUE: 2,135.00

AMOUNT PAID:

\$

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

STATEMENT DATE: 02/28/15

STATEMENT COVERS ACTIVITY FROM 02/01/15 THROUGH 02/28/15

C214492

DATE	TRANSACTION DESCRIPTION	INVOICE OR REF. NO.	CHARGES	CREDITS/ PAYMENTS
02/04/15	Balance Forward			345.00
02/04/15	RE-INSPECTION FEE 1/06/15	AR141448	125.00	
02/04/15	ADMIN CITATION #23884	AR141448	400.00	
02/04/15	LATE CHARGE	AR141448	40.00	
02/04/15	RE-INSPECTION FEE 1/20/15	AR141457	125.00	
02/04/15	ADMIN CITATION #23326	AR141457	1,000.00	
02/04/15	LATE CHARGE	AR141457	100.00	

CURRENT	31 - 60 DAYS	61 - 91 DAYS	OVER 91 DAYS	BALANCE DUE
1,790.00	345.00	0.00	0.00	2,135.00

BALANCES UNPAID OVER 30 DAYS MAY BE CHARGED A 10% PENALTY AND INTEREST OF 1% PER MONTH

Accounts Receivable Phone Nos.:

General (925) 779-7000

FAX (925) 779-7054

Planning/

Engineering (925) 779-7035





March 27, 2015

John and Verna Pickett  
2044 Mokelumne Drive  
Antioch, CA 94531

RE: Board of Administrative Appeals Hearing  
Notice of Intent to Record Lien  
Property Address: 2044 Mokelumne Drive, Antioch

Dear Mr. and Mrs. Pickett,

This is a follow up to your two (2) written appeals filed yesterday regarding the "Notice of Intent to Record Lien" letters (2) received.

Please be advised your two (2) appeals are scheduled for **Thursday, April 2, 2015, at 3:00 p.m.** in the Council Chambers (across the breezeway from City Hall).

The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date listed above. To view the Agenda information, click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2<sup>nd</sup> Street, and the Antioch Community Center on Lone Tree Way.

These cases will be heard and decisions rendered by the Board of Administrative Appeals.

A General Information sheet is enclosed to answer any questions you may have regarding the appeals.

Sincerely,

CHRISTINA GARCIA  
Deputy City Clerk

cc: Code Enforcement

Enclosures

---

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



City of Antioch  
Citation Appeal Application

RECEIVED

MAR 26 2015

CITY OF ANTIOCH  
CITY CLERK

8

CITY OF ANTIOCH  
ATTN: CITY CLERK  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007  
(925) 779-7009

Date of Citation:

01/20/15

Citation #:

23326

Name:

John & Verna Pickett

Property Address:

2044 Mokelumne Dr.

Antioch CA. 94531

Mailing Address:

SAME

(cell)

Home Phone:

(510) 393-1208

Work Phone:

(510) 970-8116

REASON FOR APPEAL

Please See att'd

also see att'd citation #23877

And, attachment with Breakdown  
and additional pictures that came  
after my last telephone conversation  
with someone in the office  
regarding the incident.

Total 4 Small packages Regarding Citation's Rec'd

Signature

Verna L Pickett

Date

03/26/15

2A.04  
04-02-15

I am requesting a reconsideration of the assessment amounts, "Re-Inspection Fee", the "Admin Citations Fees" and the "Late Charges". Also, the total amounts shown for the 3 citations (#23877, #23884, & #23326) will and is causing me a financial hardship. There was unclean/misinformation, and misunderstanding regarding the citation and billing amounts. I am also requesting to be able to make partial payments. I previously paid \$345.00 on 3/2/15, and inclosing \$400.00 today 3/26/15.

My attention was not to violate the first citation's request. I had a difficult time moving the 4 cars in the time allowed. I made several attempts to call the contact number on the citation to explain and request more time in-between the inspections but was unable to make contact. However, I was able to make contact after the 3<sup>rd</sup> citation and R. Souza did allowed two additional days to the citation on the 3<sup>rd</sup> citation.

I called for <sup>Tow</sup> ~~tow~~, however the cars could not be <sup>Towed</sup> ~~towed~~ because of any registrations. A couple of the cars belonged to my husband (separated since 2007). Had to locate him to either move the cars or obtain paper work to have the cars move. After obtaining the paper work, checked with Motor vehicle and the fees was more than I could afford. I called the Wrecking Yards to give them the cars. One yard kept changing the time and date of pick-up, and still never came.

The **Re-Inspections Fees** are shown on the bill for all three citations instead of just the last two citation inspections. I previously paid \$345 which included the re-inspection charged on the first citation. I am questioning and asking for reconsideration of that \$125 re-inspection fee, and the amounts of the additional late charges, \$40.00, \$100.00 and \$345.00. I was told when I came in to pay the \$345.00 in February that there will be no more late charges.

I had a misunderstanding about the debris mentioned in the citation. On the first citation's photo, that I received right after the wind and rain storm I saw a lot of leaves on the yard and driveway. I thought that was what the citation was referring to. I cleaned the leaves up before the second citation. The second citation came with the wrong house photos, which my driveway with the box was not shown. I tried and was unable to contact R. Souza to let her know that the picture was not our house until after the 3<sup>rd</sup> citation. She just stated it was. I tried to explain that we had got the leaves up and that they were there because of the rain storm, I pay for weekly yard service if it is raining they do not come out. It was not until after I contacted and talked with someone else in, and he explained that the box was also considered as debris. After I spoke to someone else again in about mid Feb 2015, who also stated I was sent the correct picture. I received the correct picture of my driveway stamped dated 01/07/15 that showed the box with a statement of the three citations. Note: The citation was written on 01/06/15.

I was diligently trying to get rid of the cars. I was previously staying in Richmond because of health and work for over a year. The citation came in an envelope like the water bill. I pay the water bill over the internet, so my daughter did not open the envelope. During that time my (separated) Husband put the cars on the driveway. When I came back at Christmas, I open the first violation. I cannot reach out to my husband for help to pay because his monthly income is less than \$600, and he is living on his own.

I am not making excuses for the incident. I am asking for reconsideration and a lesser amount charged based on the above and your graces. Please see the attached photo and citation information. Thank you for considering this request. Verna L. Pickett

*Verna Pickett*

# ADMINISTRATIVE

## CITATION

City of Antioch

Citation # 23326

- ☐ Police Department - (925) 779-6981  
☐ Animal Control - (925) 779-6989  
☒ Code Enforcement (NIS) - (925) 779-6153  
☐ Residential Rental Inspection Program (RRIP) (925) 779-

Date of Violation 1-20-15 Time ☒ AM ☐ PM Day of Week Tuesday

Location of Violation 2044 Mokelumne Dr  
 Citation Issued To (owner/resident/business) John + Verna Pickett Date Issued 1-20-15  
 Address if different than violation

City Antioch State CA Zip 94531  
 Driver's License State DOB

Vehicle License State Year Make Model Color

You are being issued an Administrative Citation for the above violation(s). Additional violations may result in additional Administrative fines and/or legal action.

☐ 1<sup>st</sup> Violation \$100.00

☐ 2<sup>nd</sup> Violation \$200.00/\$500.00

☒ 3<sup>rd</sup> Violation \$500.00/\$1,000.00

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

AMC Violation Code Section	Description of Violation(s)	Fine Amount(s)
5-1.202(D)	Inoperative vehicle(s) in public view.	\$ 500-
5-1.202 (A)(a)	Debris in public view.	\$ 500-
TOTAL DUE:		\$1,000-

Vehicles must be legally operational to run on a public street (engine, parts, wheels, tires) or remove out of public view.

Notes: CE1412-018

Issuing Officer R. Souza ID number E4042 Date 1-20-15

TO AVOID ADDITIONAL CITATIONS, YOU MUST ABATE THE ABOVE VIOLATION(S) ON OR BEFORE: 1-26-15

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, Third & "H" Streets, Antioch, California  
 Monday - Friday - 8:00 a.m. - 4:30 p.m. except holidays

See Reverse Side

WHITE - VIOLATION COPY / YELLOW - NIS 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 Municipal Code 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 \$500 for second Citation and \$1,000 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, Third & "H" Streets, 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.

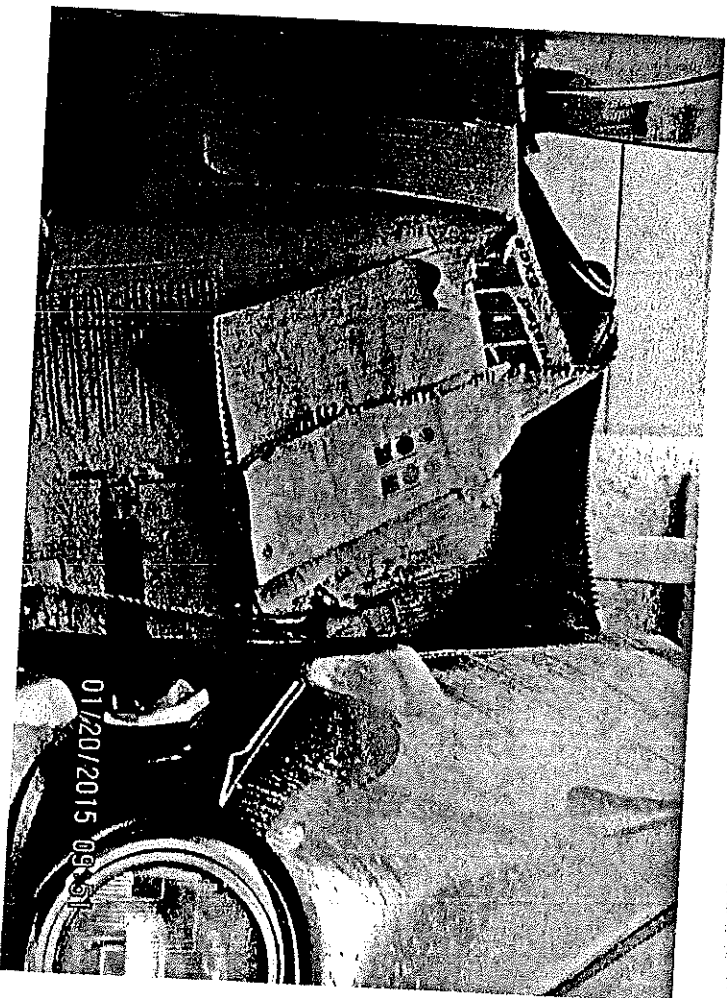
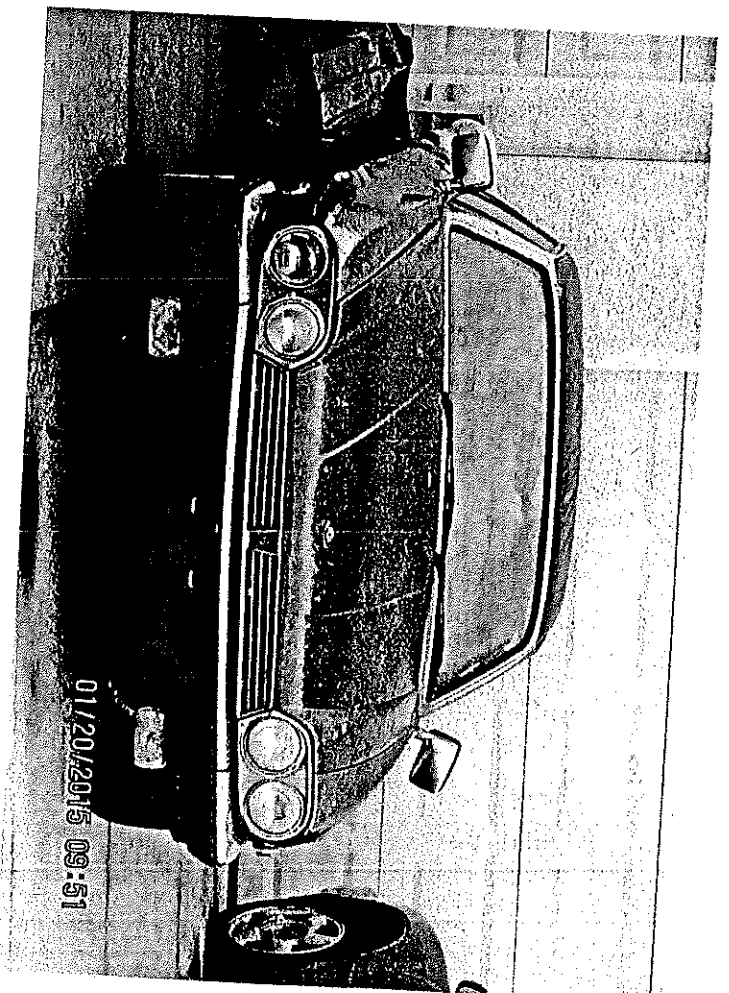
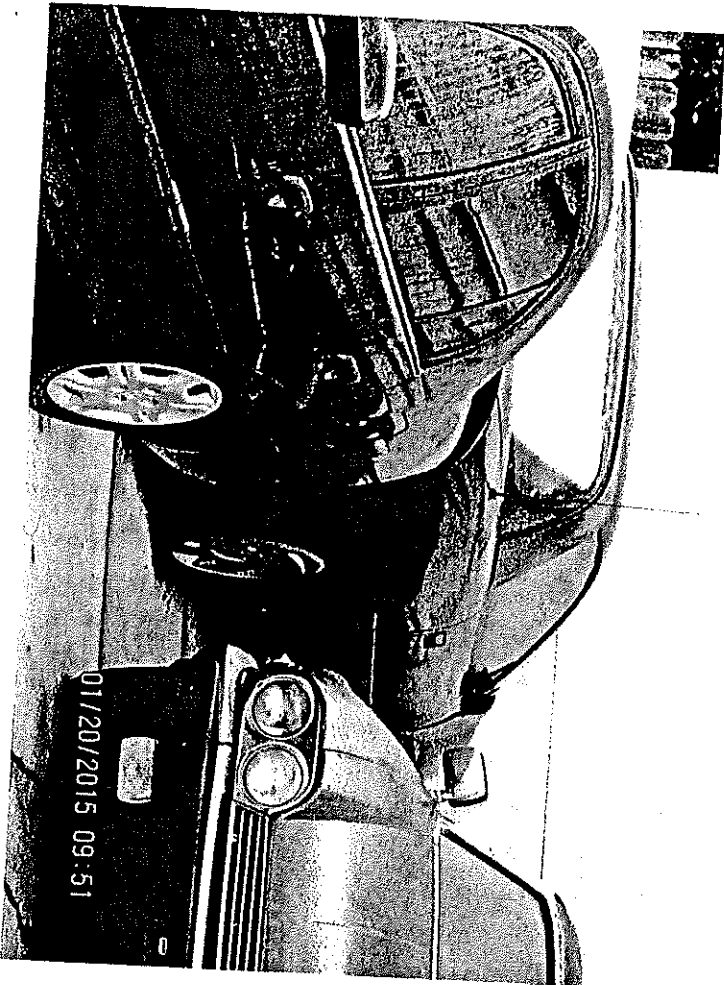
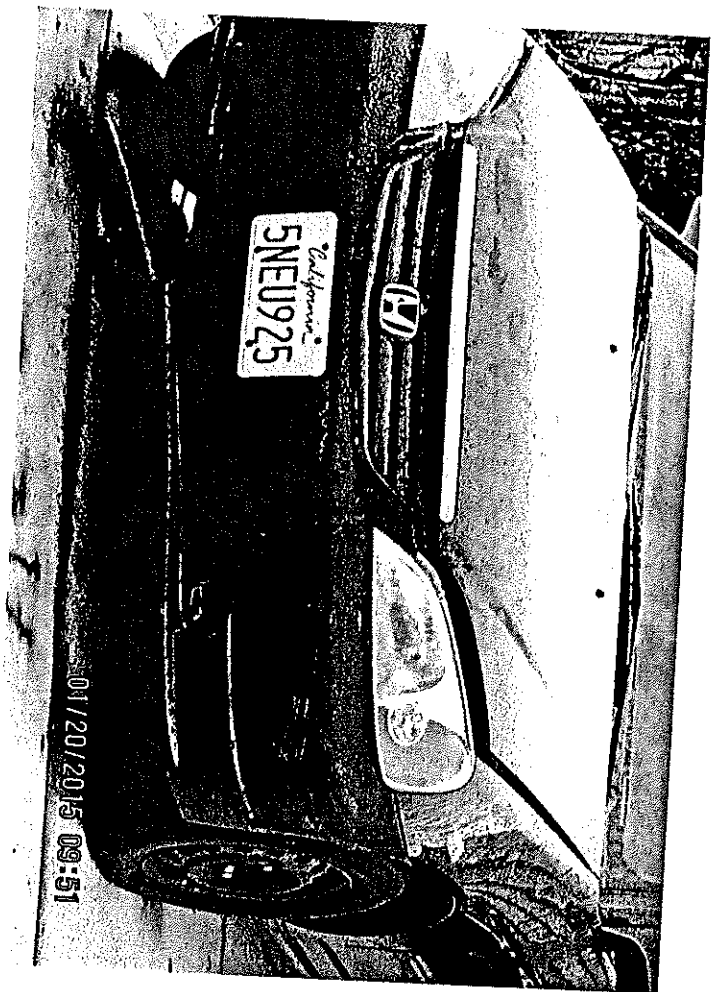
HOW TO PAY FINE: The amount of the Administrative Fine(s) is listed on the reverse of this Administrative Citation and must be paid to the City of Antioch within ten (10) days from the date of this Citation. You may pay and deliver the Administrative Fine(s) to the City by mail (P.O. Box 5007, Antioch, CA 94531-5007) or in person to the Cashiers in the Finance Department, First Floor of City Hall, Third & "H" Streets, 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 Municipal Code violation(s) listed on 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.

IMPORTANT  
 PLEASE HAVE THE INFORMATION ON THIS FORM  
 TRANSLATED FOR YOU.





COMMUNITY DEVELOPMENT



P.O. Box 5007, Antioch, CA 94531-5007

*Citation  
# 23326  
(3)*

NOTICE OF INTENT TO RECORD LIEN

February 20, 2015

PICKETT, JOHN H JR & VERNA  
2044 MOKELUMNE DR  
ANTIOCH, CA 94531

*\$ 1225.00*

**SUBJECT: UNPAID FINES & PENALTIES ADMINISTRATIVE CITATION(S) IN THE AMOUNT OF \$345.00**

Address: 2044 MOKELUMNE DR  
Parcel No. 055-670-027  
Case No. CE1412-018

**Violation: PARKING ON UNIMPROVED SURFACE**

**AMC SECTION §5-1.202(D)(2) - Parking or storage of motor vehicles or other mobile equipment in any area not designated as a parking space on the approved site plan or on any unpaved surface including, but not limited to, dirt, grass or any other surface that is not concrete or pavers.**

**Violation: INOPERATIVE AND/OR UNREGISTERED VEHICLE IN PUBLIC VIEW  
THIS INCLUDES VEHICLES REGISTERED AS NON-OPERATIONAL (NON-OP) THROUGH THE DEPARTMENT OF MOTOR VEHICLES.**

**AMC SECTION § 5-1-202(a1)(A) DEBRIS IN PUBLIC VIEW-** Property inadequately maintained – The keeping, storage, depositing or accumulation on the premises...rubbish, trash and debris.  
**PLEASE BE ADVISED,** the City of Antioch claims a special assessment pursuant to Cal. Gov't Code §38773.5 and Antioch Municipal Code §1-5.09 for unpaid Administrative Citation and penalties relating to the above referred to real property. Said fines and late penalties were not fully reimbursed to the City of Antioch within 30 days of the date of billing.

**On Thursday, March 5, 2015 at 3:00 P.M. The ADMINISTRATIVE BOARD OF APPEALS** will receive the proposed assessment for hearing and confirmation. Should you object to the proposed assessment and choose to challenge the proposed assessment 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. 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 and the matter may be placed on the consent calendar of the agenda for the Board of Administrative Appeals.  
**BE FURTHER ADVISED** that the amount of the assessment shall be recorded with the Contra Costa County Recorder's office on March 9, 2015. To avoid recordation, please make payment to the City of Antioch, on or before **March 2, 2015** 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 cost to release said lien.

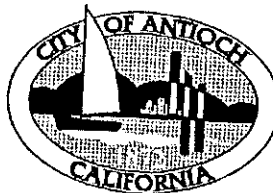
**CITY OF ANTIOCH  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007**

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) 779-6154**.

Sincerely,

Ryan Graham  
Deputy Director of Community Development  
Cc: Lynn Tracy Nerland, City Attorney

CITY OF ANTIOCH  
ATTN: A/R DEPT  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007



# INVOICE

Invoice Number: AR141457  
Invoice Date: 02/04/15  
Customer ID: C214492

Bill To: VERNA AND JOHN H PICKETT JR  
2044 MOSELUMNE DR  
ANTIOCH, CA 94531-9118

Accounts Receivable Phone Nos.:  
General (925) 779-7000  
FAX (925) 779-7054  
Planning/  
Engineering (925) 779-7035

REFERENCE	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION
100514046020	RE-INSPECTION FEE 1/20/15	1.00	125.00	125.00
100514046020	ADMIN CITATION #23326	1.00	1,000.00	1,000.00
100514046020	LATE CHARGE	1.00	100.00	100.00
Invoices Are Due And Payable Upon Receipt				
Sub Total				1,225.00
Sales Tax				0.00
Total Due				1,225.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF ANTIOCH

Customer ID: C214492  
Invoice Number: AR141457  
Invoice Date: 02/04/15

PAYMENT AMOUNT: \_\_\_\_\_



## RE-INSPECTION FEE

The violation(s) as indicated on the Notice of Violation or Notice and Order have not been corrected and will require additional inspection(s). In addition to your citation, you have been assessed a re-inspection fee of **\$125.00**. This fee is due within ten (10) days from the date of this notice. Each additional inspection will also be assessed re-inspection fees.

Case #: CE1412-018 Inspection Date: 1-20-15  
Property address: 2044 Mokelumne Dr APN#: 055-670-027  
Officer: R. Souza Phone #: 779-6153 Date: 1-20-15

White: Case File Yellow: Owner Pink: Finance

T/CODE ENFORCEMENT/RE-INSPECTION FEE DOCUMENT





*Citation  
# 23877 ①*

## NOTICE OF INTENT TO RECORD LIEN

February 20, 2015

PICKETT, JOHN H JR & VERNA  
2044 MOKELUMNE DR  
ANTIOCH, CA 94531

*pd 3/2/15*

**SUBJECT: UNPAID FINES & PENALTIES ADMINISTRATIVE CITATION(S) IN THE AMOUNT OF \$345.00**

**Address:** 2044 MOKELUMNE DR  
**Parcel No.** 055-670-027  
**Case No.** CE1412-018

**Violation: PARKING ON UNIMPROVED SURFACE**

**AMC SECTION §5-1.202(D)(2)** - Parking or storage of motor vehicles or other mobile equipment in any area not designated as a parking space on the approved site plan or on any unpaved surface including, but not limited to, dirt, grass or any other surface that is not concrete or pavers.

**Violation: INOPERATIVE AND/OR UNREGISTERED VEHICLE IN PUBLIC VIEW**

**THIS INCLUDES VEHICLES REGISTERED AS NON-OPERATIONAL (NON-OP) THROUGH THE DEPARTMENT OF MOTOR VEHICLES.**

**AMC SECTION § 5-1-202(a1)(A) DEBRIS IN PUBLIC VIEW-** Property inadequately maintained – The keeping, storage, depositing or accumulation on the premises...rubbish, trash and debris.

**PLEASE BE ADVISED,** the City of Antioch claims a special assessment pursuant to Cal. Gov't Code §38773.5 and Antioch Municipal Code §1-5.09 for unpaid Administrative Citation and penalties relating to the above referred to real property. Said fines and late penalties were not fully reimbursed to the City of Antioch within 30 days of the date of billing.

**On Thursday, March 5, 2015 at 3:00 P.M.** The **ADMINISTRATIVE BOARD OF APPEALS** will receive the proposed assessment for hearing and confirmation. Should you object to the proposed assessment and choose to challenge the proposed assessment 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. 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 and the matter may be placed on the consent calendar of the agenda for the Board of Administrative Appeals.

**BE FURTHER ADVISED** that the amount of the assessment shall be recorded with the Contra Costa County Recorder's office on March 9, 2015. To avoid recordation, please make payment to the City of Antioch, on or before **March 2, 2015** 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 cost to release said lien.

**CITY OF ANTIOCH  
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) 779-6154.**

Sincerely,

Ryan Graham  
Deputy Director of Community Development  
Cc: Lynn Tracy Nerland, City Attorney

CITY OF ANTIOCH

925-779-7055

Citation date  
12/15/14

REC#: 00767312 3/02/2015 11:34 AM  
OPER: RC2 TERM: 002  
REF#: VISA

ACCT #: XXXX-XXXX-XXXX-2270  
AUTH #: 912528  
TRAN #: 000000003394

TRAN: 900.0000 TRUE MISC RECEIPTS  
C214492 AR140939  
VERNA PICKETT  
Citation - NIS 345.00CR

*pd*

TENDERED: 345.00 CREDIT CARD  
APPLIED: 345.00-

CHANGE:            0.00



**CITY OF ANTIOCH**  
ATTN: A/R DEPT  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007

**ACCOUNT STATEMENT**

DATE:	ACCOUNT NO:	PAGE NO:
01/31/15	C214492	1

**BILL TO:**

VERNA AND JOHN H PICKETT JR  
2044 MOKELUMNE DR  
ANTIOCH, CA 94531-9118

PAYMENT IS DUE UPON RECEIPT

BALANCE DUE: 345.00

AMOUNT PAID: \$

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

STATEMENT DATE: 01/31/15

C214492

STATEMENT COVERS ACTIVITY FROM 01/01/15 THROUGH 01/31/15

DATE	TRANSACTION DESCRIPTION	INVOICE OR REF. NO.	CHARGES	CREDITS / PAYMENTS
	Balance Forward			0.00
01/05/15	RE-INSPECTION FEE 12/15/14	AR140939	125.00	
01/05/15	ADMIN CITATION #23877	AR140939	200.00	
01/05/15	LATE CHARGE	AR140939	20.00	

CURRENT	31 - 60 DAYS	61 - 91 DAYS	OVER 91 DAYS	BALANCE DUE
345.00	0.00	0.00	0.00	345.00

BALANCES UNPAID OVER 30 DAYS MAY BE CHARGED A 10% PENALTY AND INTEREST OF 1% PER MONTH

Accounts Receivable Phone Nos.:

General (925) 779-7000

FAX (925) 779-7054

Planning/

Engineering (925) 779-7035

CITY OF ANTIOCH  
ATTN: A/R DEPT  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007



# INVOICE

Invoice Number: AR140939  
Invoice Date: 01/05/15  
Customer ID: C214492

Bill To: JOHN H. AND VERA PICKETT JR  
2044 MOSELUMNE DR  
ANTIOCH, CA 94531-9118

Accounts Receivable Phone Nos.:  
General (925) 779-7000  
FAX (925) 779-7054  
Planning/  
Engineering (925) 779-7035

REFERENCE	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION
100514046020	RE-INSPECTION FEE 12/15/14	1.00	125.00	125.00
100514046020	ADMIN CITATION #23877	1.00	200.00	200.00
100514046020	LATE CHARGE	1.00	20.00	20.00
Invoices Are Due And Payable Upon Receipt				Sub Total 345.00
				Sales Tax 0.00
				<b>Total Due 345.00</b>

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF ANTIOCH

Customer ID: C214492  
Invoice Number: AR140939  
Invoice Date: 01/05/15

PAYMENT AMOUNT: \_\_\_\_\_



## RE-INSPECTION FEE

The violation(s) as indicated on the Notice of Violation or Notice and Order have not been corrected and will require additional inspection(s). In addition to your citation, you have been assessed a re-inspection fee of **\$125.00**. This fee is due within ten (10) days from the date of this notice. Each additional inspection will also be assessed re-inspection fees.

Case #: CE1412-018 Inspection Date: 12-15-14  
Property address: 2044 Mokelumne APN#: 055-670-027  
Officer: R. Souza Phone #: 779-6153 Date: 12-15-14

White: Case File Yellow: Owner Pink: Finance

**ADMINISTRATIVE  
CITATION**

City of Antioch

Citation # **23877**CITY OF ANTIOCH  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007

- ☐ Police Department - (925) 779-6981  
☐ Animal Control - (925) 779-6989  
☒ Code Enforcement (NIS) - (925) 779- **6153**  
☐ Residential Rental Inspection Program (RRIP) (925) 779-

Date of Violation <b>12-15-14</b>	Time <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM <b>2:00</b>	Day of Week <b>Monday</b>
Location of Violation <b>2044 Motelumne Dr</b>		
Citation Issued To (owner/resident/business) <b>John + Verna Pickett</b>		Date Issued <b>12-15-14</b>
Address if different than violation		

City <b>Antioch</b>	State <b>CA</b>	Zip <b>94531</b>			
Driver's License	State	DOB			
Vehicle License	State	Year	Make	Model	Color

You are being issued an Administrative Citation for the above violation(s). Additional violations may result in additional Administrative fines and/or legal action.

<input checked="" type="checkbox"/> 1 <sup>st</sup> Violation \$100.00 <b>X 2</b>	Refer to the back of this citation for information on paying the amount indicated.
<input type="checkbox"/> 2 <sup>nd</sup> Violation \$200.00/\$500.00	
<input type="checkbox"/> 3 <sup>rd</sup> Violation \$500.00/\$1,000.00	

AMC Violation Code/Section	Description of Violation(s)	Fine Amount(s)
<b>5-1.202(6)</b>	<b>Inoperative Vehicle(s) in public view</b>	<b>\$ 100-</b>
<b>5-1.202 (A)(6)</b>	<b>Debris in public view</b>	<b>\$ 100-</b>
<b>TOTAL DUE:</b>		<b>\$ 200-</b>

Notes: **CE1412-018**

Issuing Officer <b>R. Souza</b>	ID number <b>E4042</b>	Date <b>12-15-14</b>
------------------------------------	---------------------------	-------------------------

**TO AVOID ADDITIONAL CITATIONS, YOU MUST ABATE THE ABOVE VIOLATION(S) ON OR BEFORE: 12-21-14**

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, Third & "H" Streets, Antioch, California  
Monday - Friday - 8:00 a.m. - 4:30 p.m. except holidays

See Reverse Side

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

ORDER: You are ordered to immediately cease the commission of the Municipal Code 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 \$500 for second Citation and \$1,000 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, Third & "H" Streets, 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.

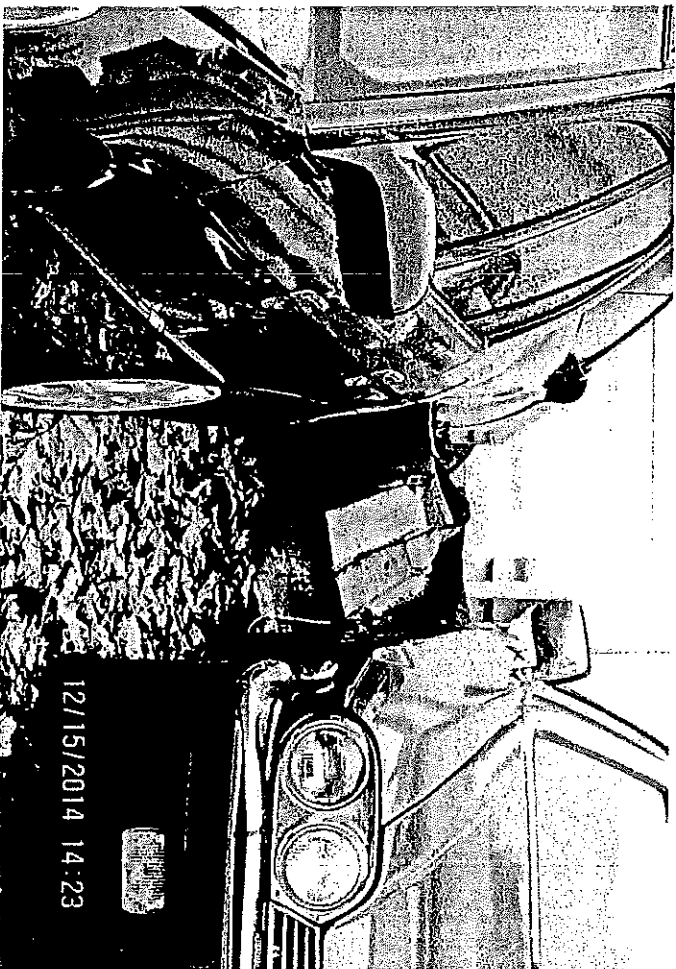
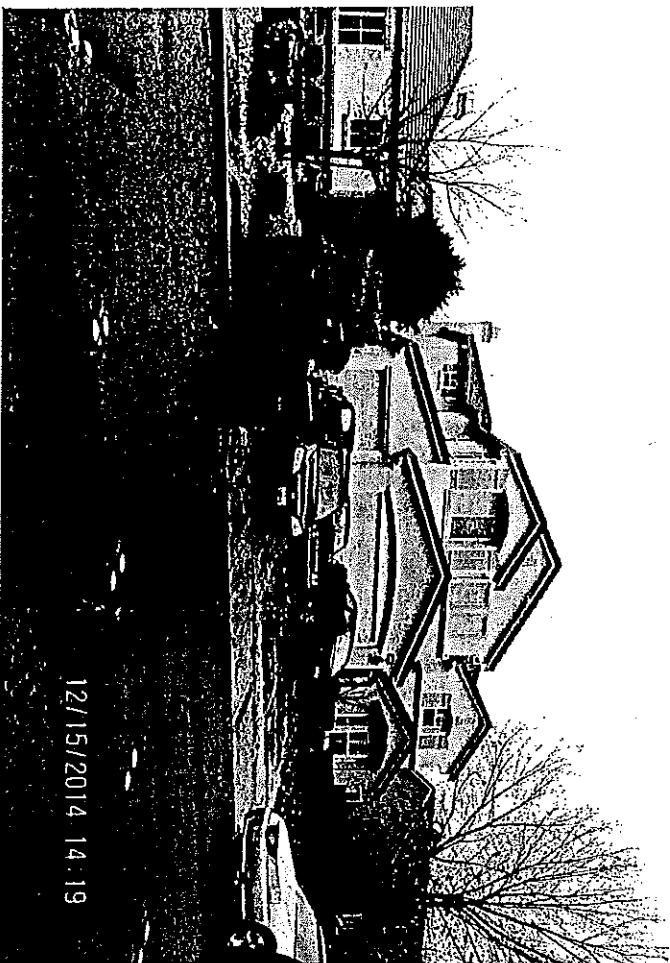
HOW TO PAY FINE: The amount of the Administrative Fine(s) is listed on the reverse of this Administrative Citation and must be paid to the City of Antioch within ten (10) days from the date of this Citation. You may pay and deliver the Administrative Fine(s) to the City by mail (P.O. Box 5007, Antioch, CA 94531-5007) or in person to the Cashiers in the Finance Department, First Floor, of City Hall, Third & "H" Streets, 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) if not paid. Payment of Administrative Fine(s) does not permit any continuation or repeated occurrence of the Municipal Code violation(s) listed on 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.

IMPORTANT  
PLEASE HAVE THE INFORMATION ON THIS FORM  
TRANSLATED FOR YOU.







I am requesting a reconsideration of the assessment amounts, "Re-Inspection Fee", the "Admin Citations Fees" and the "Late Charges". Also, the total amounts shown for the 3 citations (#23877, #23884, & #23326) will and is causing me a financial hardship. There was unclear/misinformation, and misunderstanding regarding the citation and billing amounts. I am also requesting to be able to make partial payments. I previously paid \$345.00 on 3/2/15, and inclosing \$400.00 today 3/26/15.

My attention was not to violate the first citation's request. I had a difficult time moving the 4 cars in the time allowed. I made several attempts to call the contact number on the citation to explain and request more time in-between the inspections but was unable to make contact. However, I was able to make contact after the 3<sup>rd</sup> citation and R. Souza did allow two additional days to the citation on the 3<sup>rd</sup> citation.

I called for <sup>Tow</sup> ~~to~~ however the cars could not be <sup>Towed</sup> ~~told~~ because of any registrations. A couple of the cars belonged to my husband (separated since 2007). Had to locate him to either move the cars or obtain paper work to have the cars move. After obtaining the paper work, checked with Motor vehicle and the fees was more than I could afford. I called the Wrecking Yards to give them the cars. One yard kept changing the time and date of pick-up, and still never came.

The **Re-Inspections Fees** are shown on the bill for all three citations instead of just the last two citation inspections. I previously paid \$345 which included the re-inspection charged on the first citation. I am questioning and asking for reconsideration of that \$125 re-inspection fee, and the amounts of the additional late charges, \$40.00, \$100.00 and \$345.00. I was told when I came in to pay the \$345.00 in February that there will be no more late charges.

I had a misunderstanding about the debris mentioned in the citation. On the first citation's photo, that I received right after the wind and rain storm I saw a lot of leaves on the yard and driveway. I thought that was what the citation was referring to. I cleaned the leaves up before the second citation. The second citation came with the wrong house photos, which my driveway with the box was not shown. I tried and was unable to contact R. Souza to let her know that the picture was not our house until after the 3<sup>rd</sup> citation. She just stated it was. I tried to explain that we had got the leaves up and that they were there because of the rain storm, I pay for weekly yard service if it is raining they do not come out. It was not until after I contacted and talked with someone else in, and he explained that the box was also considered as debris. After I spoke to someone else again in about mid Feb 2015, who also stated I was sent the correct picture. I received the correct picture of my driveway stamped dated 01/07/15 that showed the box with a statement of the three citations. Note: The citation was written on 01/06/15.

I was diligently trying to get rid of the cars. I was previously staying in Richmond because of health and work for over a year. The citation came in an envelope like the water bill. I pay the water bill over the internet, so my daughter did not open the envelope. During that time my (separated) Husband put the cars on the driveway. When I came back at Christmas, I open the first violation. I cannot reach out to my husband for help to pay because his monthly income is less than \$600, and he is living on his own.

I am not making excuses for the incident. I am asking for reconsideration and a lesser amount charged based on the above and your graces. Please see the attached photo and citation information. Thank you for considering this request. Verna L. Pickett

*Verna Pickett*

City of Antioch  
ARIQTR - Short Format (ID Sort)

ATTACHMENT B

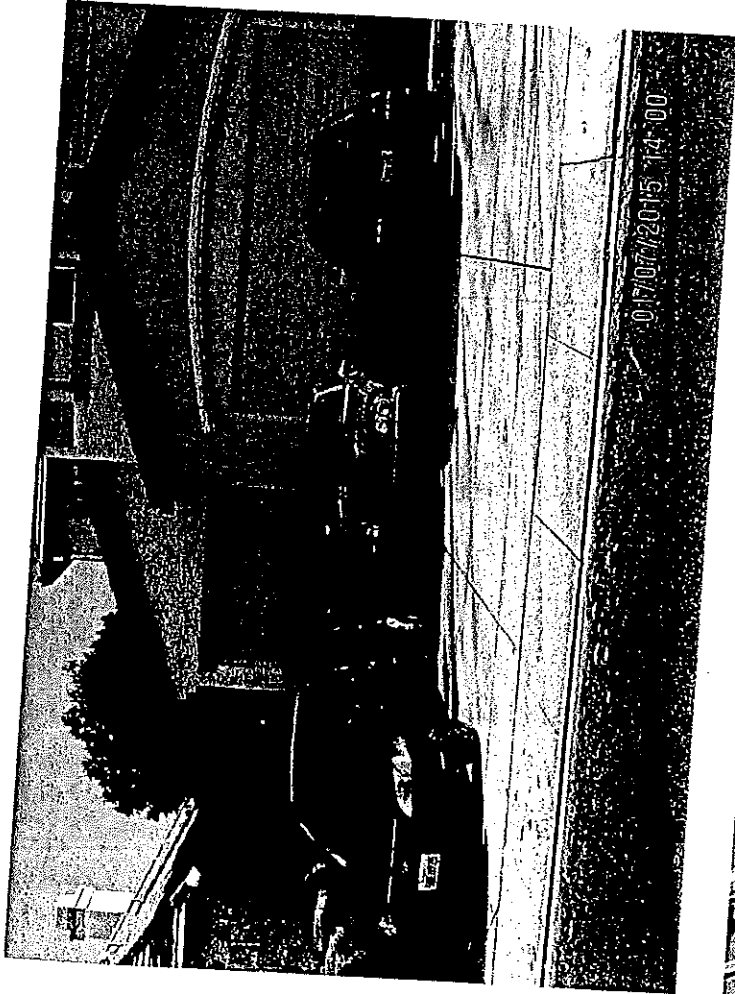
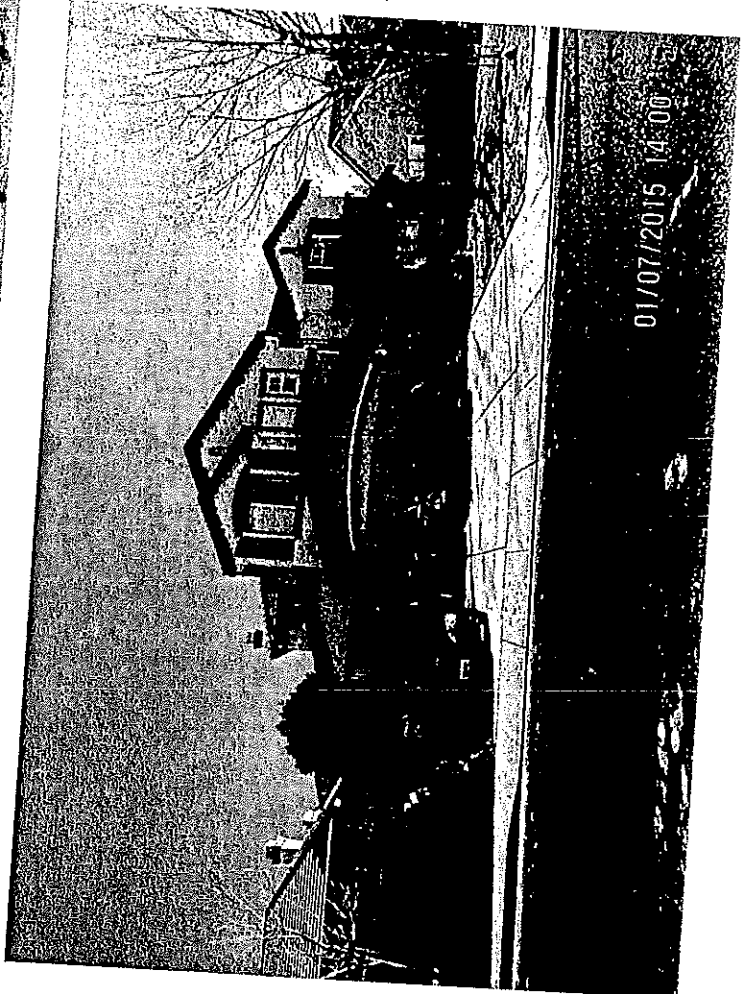
Report Date: 02/17/2015

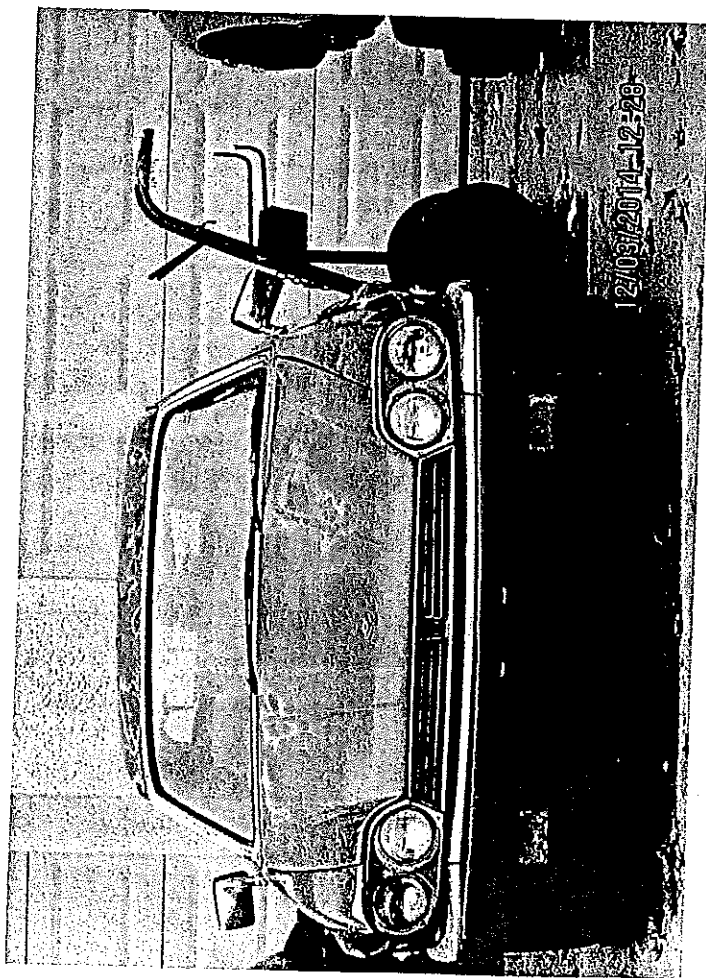
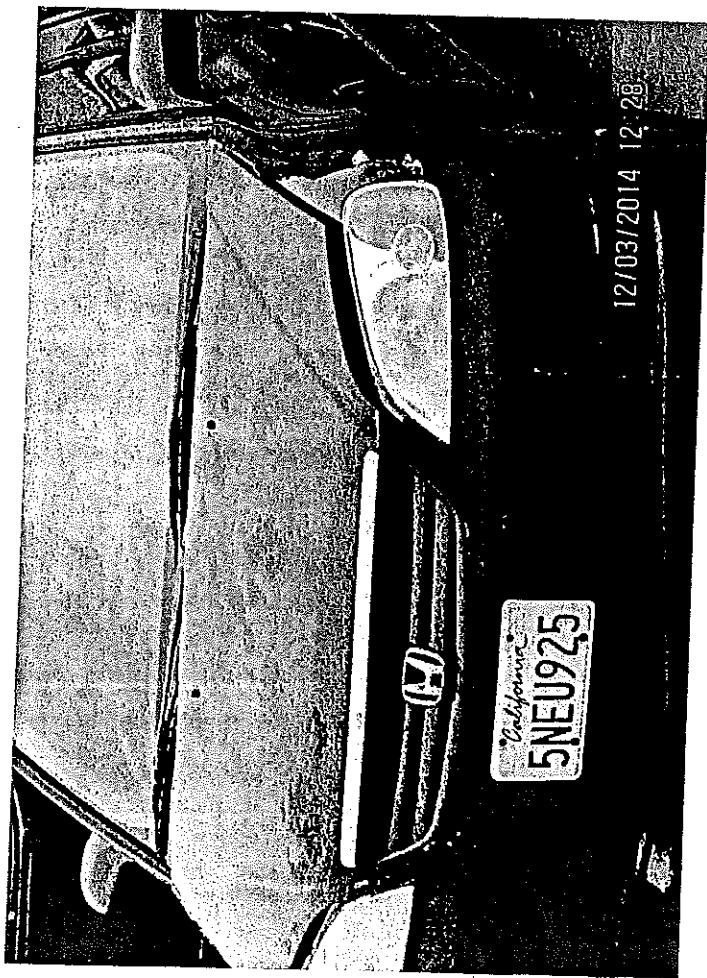
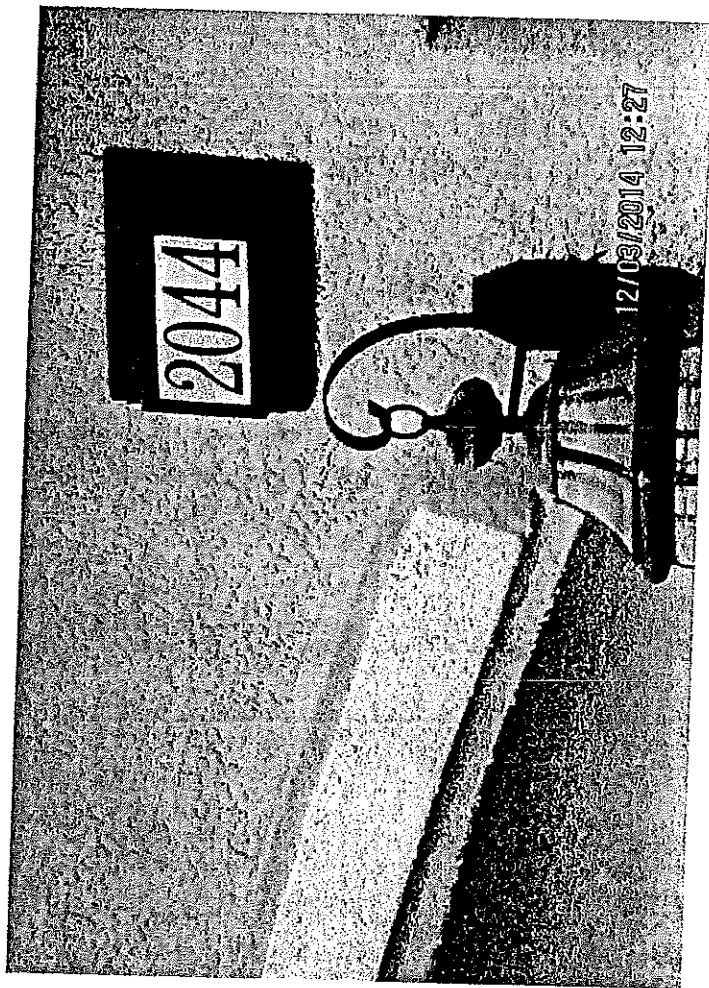
ID: C214492

Name: PICKETT JR, JOHN H. AND VERNA

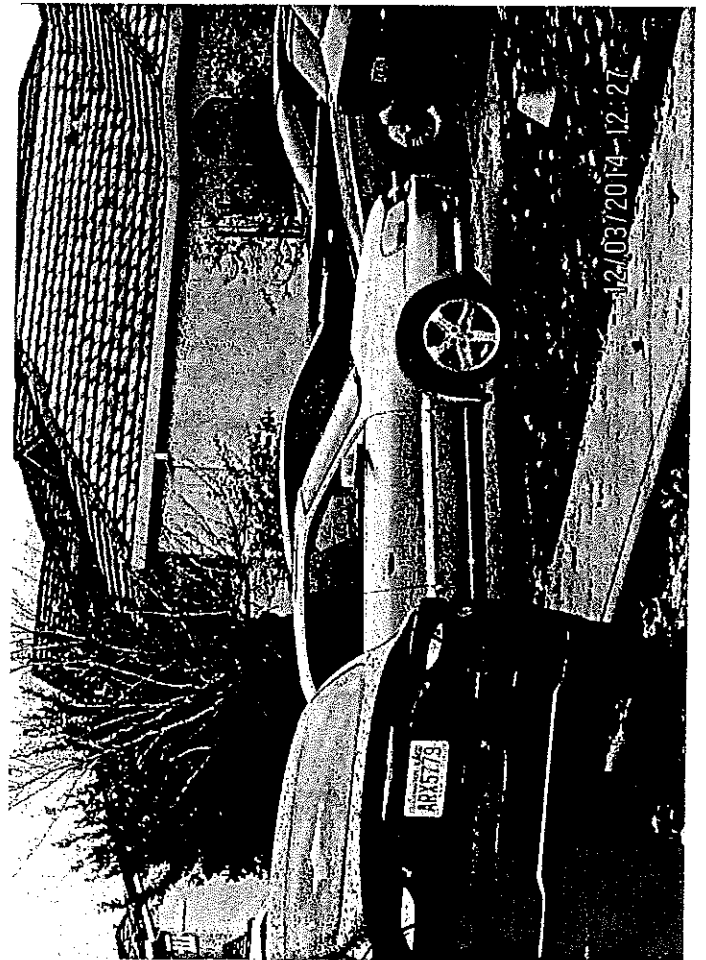
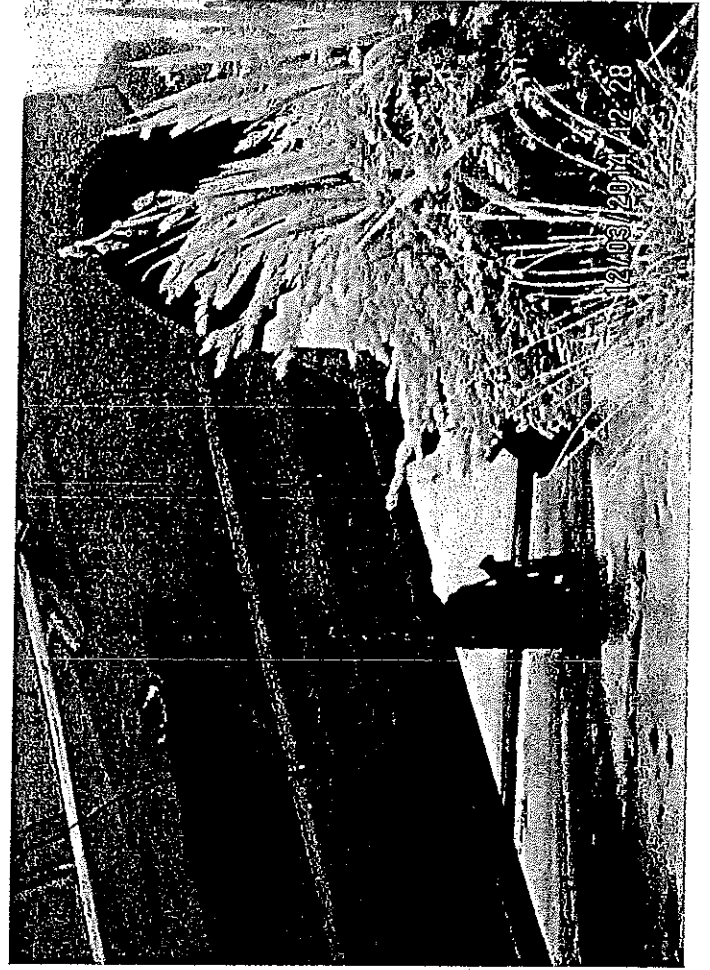
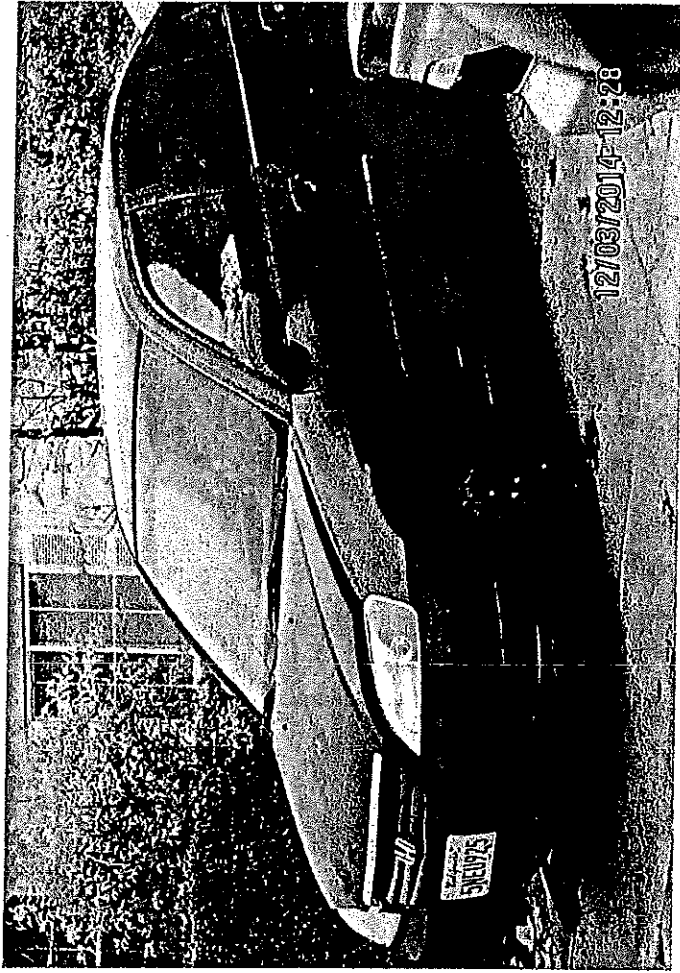
Div	Account	Description	Ref Date ✓	Ref	Type	Amount	
GEN	1005140 - 46020	RE-INSPECTION FEE 12/1:	01/05/2015	AR140939	AR	125.00	
GEN	1005140 - 46020	ADMIN CITATION #23877	01/05/2015	AR140939	AR	200.00	7 Pd 6/2/15
GEN	1005140 - 46020	LATE CHARGE	01/05/2015	AR140939	AR	20.00	
GEN	1005140 - 46020	RE-INSPECTION FEE 1/06:	02/04/2015	AR141448	AR	125.00	
GEN	1005140 - 46020	ADMIN CITATION #23884	02/04/2015	AR141448	AR	400.00	2
GEN	1005140 - 46020	LATE CHARGE	02/04/2015	AR141457	AR	100.00	
GEN	1005140 - 46020	LATE CHARGE	02/04/2015	AR141448	AR	40.00	
GEN	1005140 - 46020	RE-INSPECTION FEE 1/20:	02/04/2015	AR141457	AR	125.00	
GEN	1005140 - 46020	ADMIN CITATION #23326	02/04/2015	AR141457	AR	1,000.00	2
Account Total:						2,135.00	
Report Total:						2,135.00	

Rec'd after last telephone  
conversation in mid February  
with someone in the office.  
Was told prior that R. Souza  
no longer was employed there,













**CITY OF ANTIOCH**  
ATTN: A/R DEPT  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007

ACCOUNT STATEMENT		
DATE: 02/28/15	ACCOUNT NO: C214492	PAGE NO:

**BILL TO:**

VERNA AND JOHN H PICKETT JR  
2044 MOKELEUMNE DR  
ANTIOCH, CA 94531-9118

PAYMENT IS DUE UPON RECEIPT

BALANCE DUE: 2,135.00

AMOUNT PAID:

\$

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

STATEMENT DATE: 02/28/15

STATEMENT COVERS ACTIVITY FROM 02/01/15 THROUGH 02/28/15

C214492

DATE	TRANSACTION DESCRIPTION	INVOICE OR REF. NO.	CHARGES	CREDITS / PAYMENTS
	Balance Forward			345.00
02/04/15	RE-INSPECTION FEE 1/06/15	AR141448	125.00	
02/04/15	ADMIN CITATION #23884	AR141448	400.00	
02/04/15	LATE CHARGE	AR141448	40.00	
02/04/15	RE-INSPECTION FEE 1/20/15	AR141457	125.00	
02/04/15	ADMIN CITATION #23326	AR141457	1,000.00	
02/04/15	LATE CHARGE	AR141457	100.00	

CURRENT	31 - 60 DAYS	61 - 91 DAYS	OVER 91 DAYS	BALANCE DUE
1,790.00	345.00	0.00	0.00	2,135.00

ALANCES UNPAID OVER 30 DAYS MAY BE CHARGED A 10% PENALTY AND INTEREST OF 1% PER MONTH

Accounts Receivable Phone Nos.:  
General (925) 779-7000  
FAX (925) 779-7054  
Planning/  
Engineering (925) 779-7035



March 27, 2015

John and Verna Pickett  
2044 Mokelumne Drive  
Antioch, CA 94531

RE: Board of Administrative Appeals Hearing  
Notice of Intent to Record Lien  
Property Address: 2044 Mokelumne Drive, Antioch

Dear Mr. and Mrs. Pickett,

This is a follow up to your two (2) written appeals filed yesterday regarding the "Notice of Intent to Record Lien" letters (2) received.

Please be advised your two (2) appeals are scheduled for **Thursday, April 2, 2015, at 3:00 p.m.** in the Council Chambers (across the breezeway from City Hall).

The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date listed above. To view the Agenda information, click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2<sup>nd</sup> Street, and the Antioch Community Center on Lone Tree Way.

These cases will be heard and decisions rendered by the Board of Administrative Appeals.

A General Information sheet is enclosed to answer any questions you may have regarding the appeals.

Sincerely,

CHRISTINA GARCIA  
Deputy City Clerk

cc: Code Enforcement

Enclosures

---

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



**STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL  
FOR CONSIDERATION AT THE HEARING ON APRIL 2, 2015**

**PREPARED BY:** Ryan Graham, Deputy Director of Community Development

**PREPARED FOR:** Administrative Board of Appeals

**DATE:** March 18, 2015

**SUBJECT:** Case No. CD1502-052  
Foot of B Street 066-032-024 (the Property)  
Violation of Antioch Municipal Codes §5-1.202 (A1)(a) & §5-1.201 (D)  
& §9-5.3830

**REQUEST:**

Mr. Thomas Trost requests a hearing to appeal Notice of Violation Case No. CD1502-052 issued on February 24, 2015, citing violation of the **Antioch Municipal Code Sections:**

**§5-1.202(A)(1) - Property inadequately maintained - The keeping, storage, depositing or accumulation on the premises of any personal property, including, but not limited to, abandoned, wrecked, dismantled, discarded or inoperable equipment, appliances, furniture, containers, packing materials, scrap metal, wood, building materials, junk, solid waste, rubbish, trash and debris, dirt, sand, gravel, concrete or similar materials that is visible from the public right-of-way and:**

- 1. poses a risk of harm to the public; or**
- 2. constitutes visual blight or reduces the aesthetic appearance of the neighborhood;**  
**or**
- 3. is offensive to the senses; or**
- 4. is detrimental to the use and enjoyment of nearby properties; or**
- 5. reduces nearby property values due to the visibility from the public right-of-way.**

**§5-1.202(D)- It is declared a public nuisance to have outdoor parking or storage of any inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof, including watercraft so that is within the view from the public right-of-way. Any vehicle that is not currently registered with the California Department of Motor Vehicles to operate legally on a public street is deemed inoperable for purposes of this section.**

**§ 9-5.3830 RECREATIONAL VEHICLES.**

2B  
04-02-15

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

**BACKGROUND INFORMATION:**

On 2-18-2015, I received a complaint regarding junk and rubbish, unregistered vehicles, people living in recreational vehicles, people going in and out of the property at all hours and loud noises regarding this location.

On 2-20-2015, A site inspection at the property was conducted with APD Officer Summers, Deputy Director of Community Development Ryan Graham, and Code Enforcement Officer Aguirre. When we arrived, the property owner Mr. Thomas Trost met us on the public street in front of the property. We explained the reasons why we were there. We asked permission to inspect the property and take photos of possible violations. Mr. Trost gave us permission. We walked around the property with him and pointed out the violations. He was then advised that a Notice of Violation would be posted and mailed to him. Photos were taken. (See Attachment "A")

On 2-24-2015, A case was opened under Code Enforcement case #CD1502-052. A Notice of Violation letter was mailed by first class mail to Fruitful Farms LLC PO BOX 584 Bethel Island Ca 94511-0584 who shows with the County Assessor's records to be the property owner. A copy of the Notice of Violation was also posted on the gate located on the property. (See Attachment "B")

On 03-04-2015, The City of Antioch received a letter from Mr. Trost advising his desire to appeal Case CD1502-052. (See Attachment "C")

On 03-13-2014, Mr. Trost submitted a City of Antioch Decision Appeal Application. (See Attachment "D")

**RECOMMENDATION:**

Recommendation to uphold the Notice and Violation issued to Thomas Trost for violation of the Antioch Municipal Codes §5-1.202(D) and §5-1.202(A1)(a), 9-5.3830.

1 CITY OF ANTIOCH  
2 Third and "H" Streets  
3 P.O. Box 5007  
4 Antioch, CA 94531-5007  
5 925-779-7015

6 ADMINISTRATIVE HEARING

7 PURUSANT TO SECTION 1-5.05 OF ANTIOCH MUNICIPAL CODE

8  
9 In re the Matter of:

10 FRUITFUL FARMS LLC [APPELLANT]

Notice of Violation Case No.: CD1502-052 ( B  
STREET, ANTIOCH, CA)

[PROPOSED] DECISION OF BOARD OF  
ADMINISTRATIVE APPEALS

11  
12  
13  
14 I. GENERAL FINDINGS:

- 15 1. City of Antioch Notice of Violation Case No. CD1502.052 was upheld.
- 16 2. City of Antioch Notice of Violation Case No CD1502-052 ( Foot of B Street, Antioch, CA) was
- 17 duly posted and mailed to Fruitful Farms LLC PO BOX 584 Bethel Island Ca 94511-0584 which
- 18 shows with the County Assessor's records to be the property owner. A copy of the Notice of
- 19 Violation was also posted on the gate located on the property on February 24, 2015 citing three
- 20 violations of the Antioch Municipal Code sections.
- 21 a. §5-1.202(D) which states is it a public nuisance to have outdoor parking or storage of any
- 22 inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof
- 23 including watercraft so that is within the view from the public right-of-way. Any
- 24 vehicle that is not currently registered with the California Department of Motor Vehicles
- 25 to operate legally on a public street is deemed inoperable for purposes of this section.
- 26 Antioch Municipal Code section
- 27 b. §5-1.202(A)(1) which states the keeping, storage, depositing or accumulation on the
- 28 premises of any personal property, including, but not limited to, abandoned, wrecked,
- dismantled, discarded or inoperable equipment, appliances, furniture, containers,
- packing materials, scrap metal, wood, building materials, junk, solid waste, rubbish,
- trash and debris, dirt, sand, gravel, concrete or similar materials that is visible from the
- public right-of-way and: poses a risk of harm to the public or; constitutes visual blight or
- reduces the aesthetic appearance of the neighborhood; or is offensive to the senses; or is
- detrimental to the use and enjoyment of nearby properties; or reduces nearby property
- values due to the visibility from the public right-of-way.
- c. 9-5.380 It shall be unlawful for any person to keep or maintain or permit to be placed,
- kept, or main-tained any recreational vehicle as a temporary or permanent residence

1 upon any lot, piece, or parcel of land within the city other than within an established  
2 recreational vehicle park.

- 3
- 4 3. The Notice of Violation concerns Municipal Code violations at Foot of B Street, Antioch,  
5 California. At all relevant times Appellant was the owner of the property and/or the responsible  
6 party.
- 7 4. Appellant appealed Notice of Violation dated February 24, 2015.
- 8 5. An Administrative Appeals Board Hearing regarding the appeal was set for April 2, 2015 at 3:00  
9 p.m. at the Antioch City Council Chambers, and the Appellant was duly notified by the City  
10 Clerk.
- 11 6. Chapter 5 of Title 1 of the Antioch Municipal Code allows police officers, as well as other City  
12 officials enumerated in the Municipal Code to issue administrative citations to persons  
13 responsible for a violation of the Antioch Municipal Code.

14 II. SPECIFIC FINDINGS:

15 An Administrative Appeals Board Hearing regarding Appellant's appeal of the Notice of Violation  
16 was duly held on June 5, 2014, at 3:00 p.m. Evidence, both oral and documentary, was taken and  
17 based on the preponderance of said evidence; the following specific findings are made:

- 18 1. On February 18, 2015, a complaint was received regarding junk and rubbish, unregistered  
19 vehicles, people living in recreational vehicles, people going in and out of the property at all  
20 hours and loud noises regarding this location.
- 21 2. On February 20, 2015 APD Officer Summers, Deputy Director of Community Development  
22 Ryan Graham, and Code Enforcement Officer Aguirre conducted an inspection with the  
23 permission of the property owner, Thomas Trost.
- 24 3. On February 24, 2015 a Notice of Violation letter was mailed to Fruitful Farms LLC PO BOX  
25 584 Bethel Island Ca 94511-0584 who shows with the County Assessor's records to be the  
26 property owner. A copy of the Notice of Violation was also posted on the gate located on the  
27 property.
- 28 4. On March 4, 2015, The City of Antioch received a letter from Mr. Trost advising his desire to  
appeal Case CD1502-052
5. On March 13, 2015, Mr. Trost submitted a City of Antioch Decision Appeal Application.

6. The Board finds that the reasons given by Appellant for these ongoing violations are not credible and are not mitigations for his unlawful conduct.

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

### III. NOTICE:

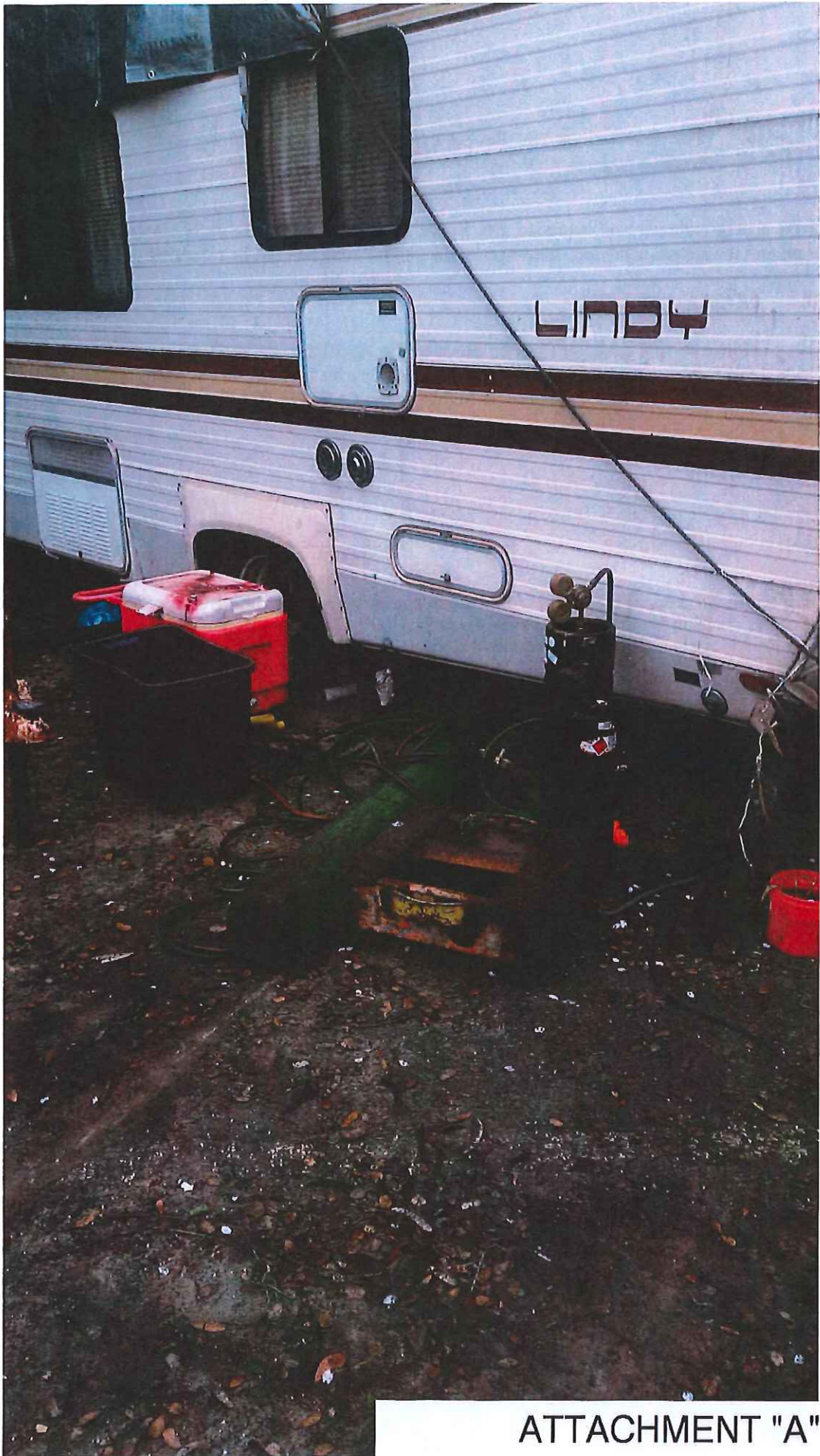
Notice of this decision shall be given to the Appellant, by hand delivering a copy of these Findings and Decision to Appellant or by mailing a copy by first class U.S. Mail, addressed to Thomas Trost, Fruitful Farms LLC PO Box 584 Bethel Island Ca 94511-0584.

Dated: April 2, 2015

## CHAIRPERSON OF THE BOARD

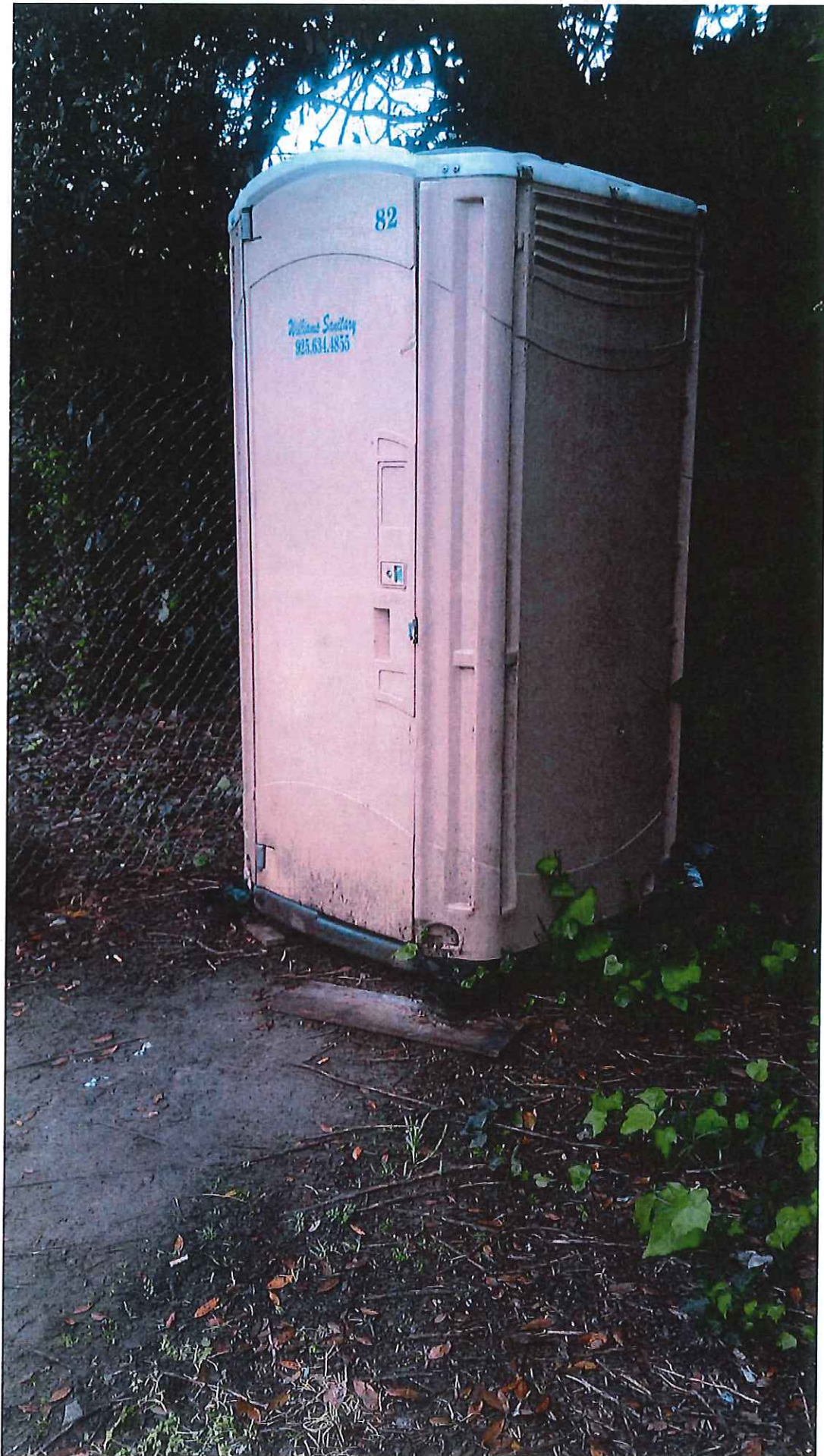
**Notice of Right To Appeal Decision:** Any person aggrieved by an Administrative Board of Appeals may obtain review of the decision by the Contra Costa Superior Court, 725 Court Street, Martinez, CA, 94553, pursuant to Section 53069.4 of the California Government Code.





ATTACHMENT "A"























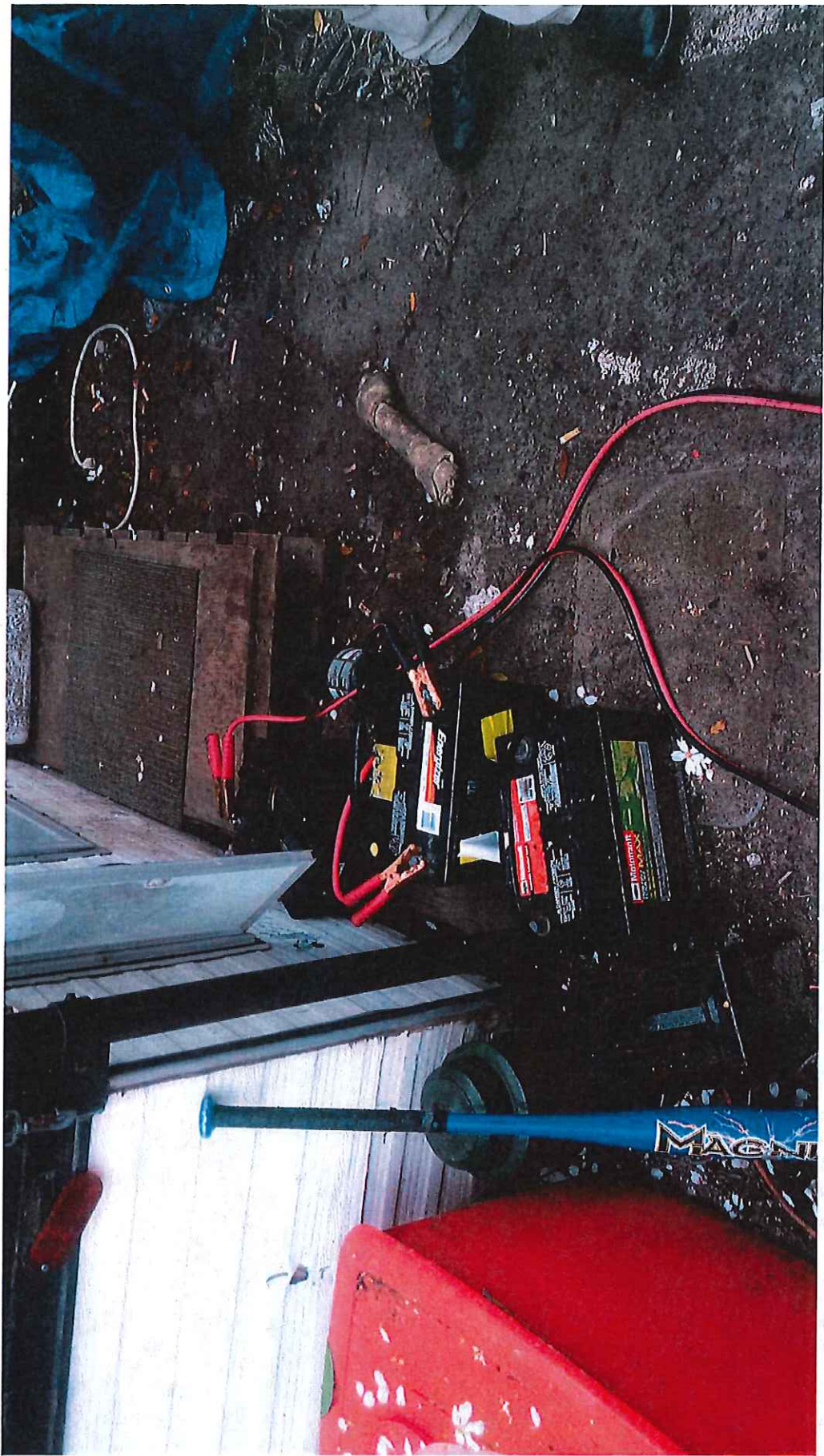








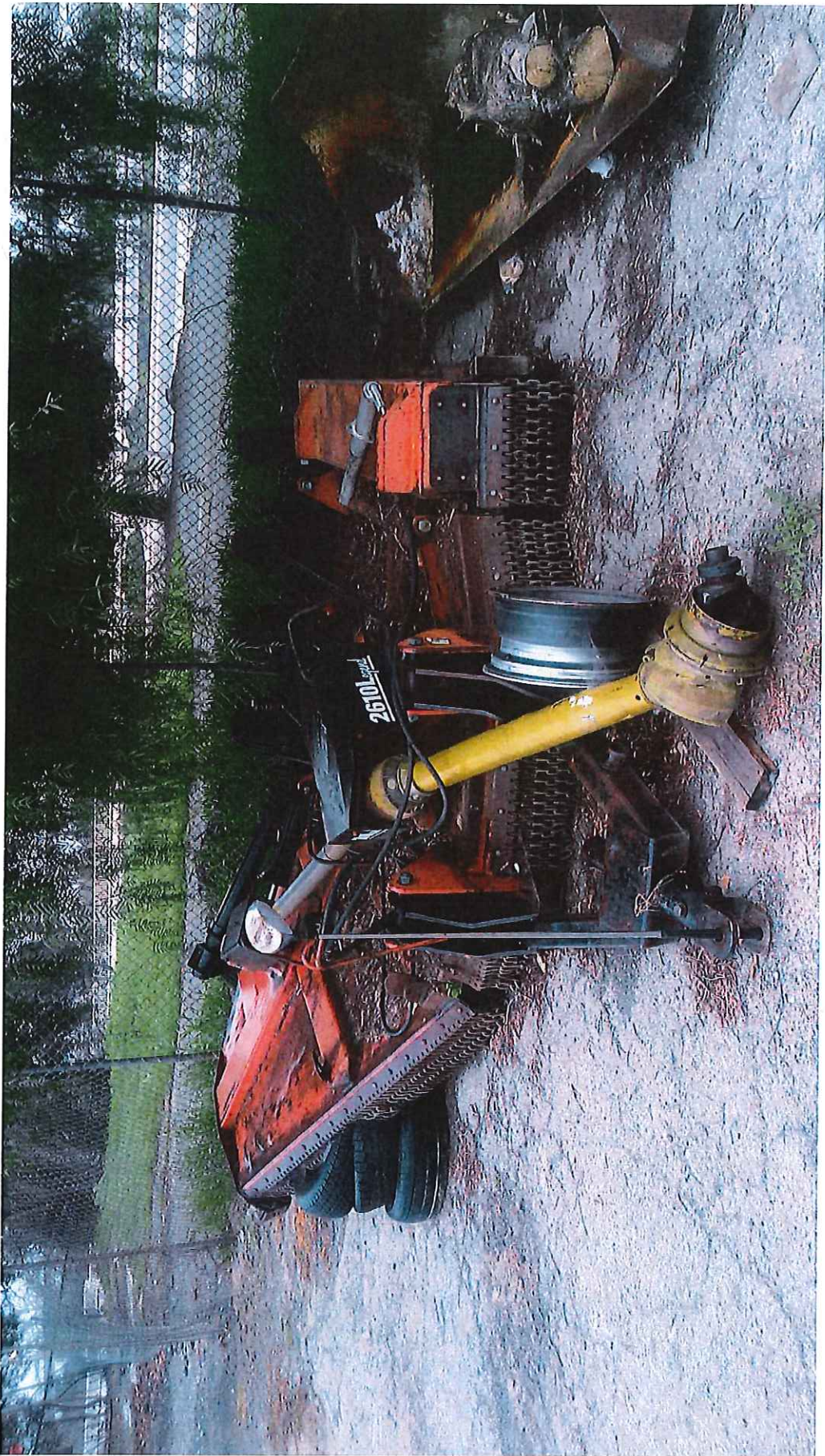








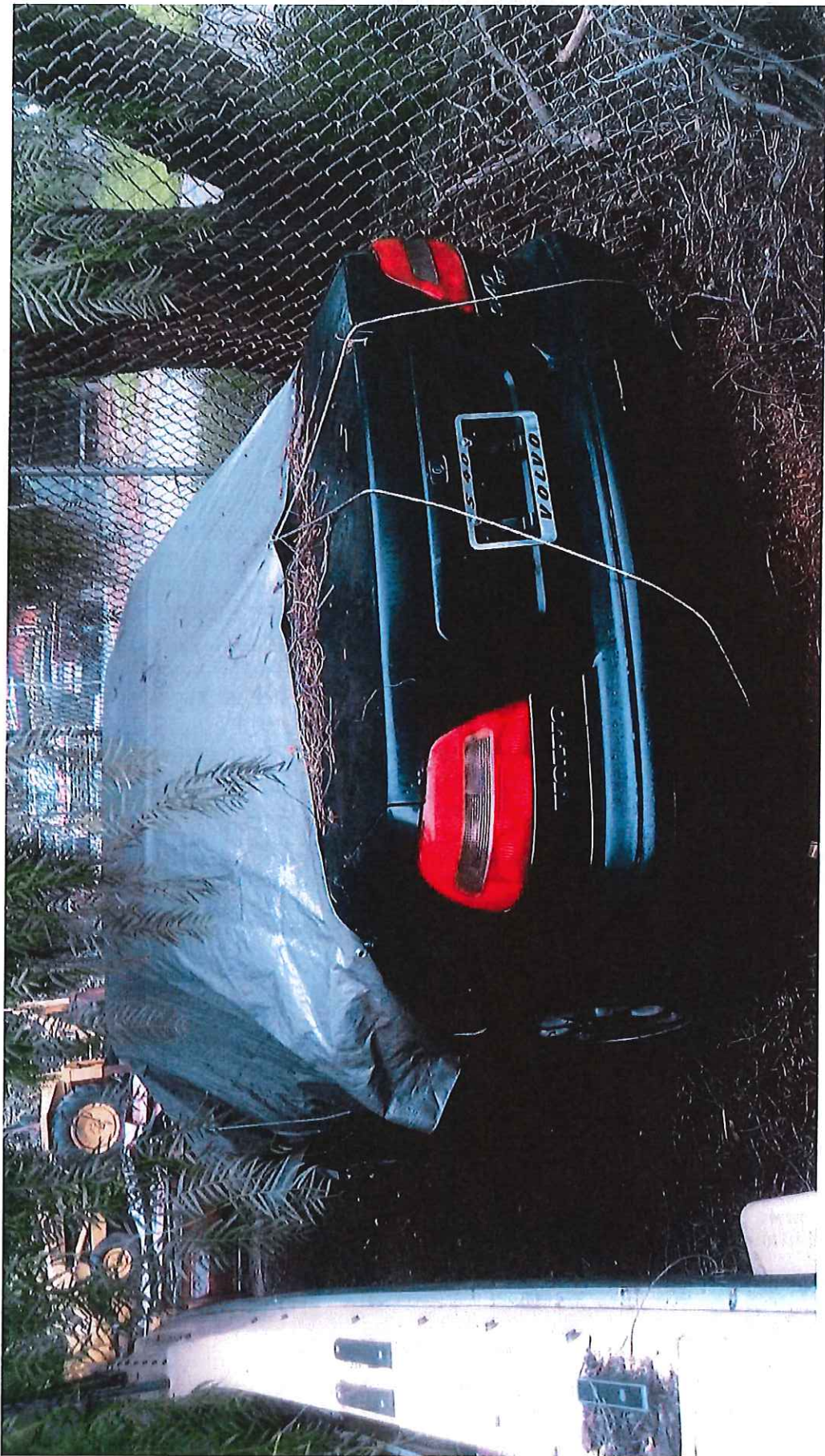














**NOTICE OF VIOLATION OF ANTIOCH MUNICIPAL CODE AND  
MAINTAINING PUBLIC NUISANCE IN THE CITY OF ANTIOCH**

To: FRUITFUL FARMS LLC

Location of property: 15 STREET ANTIOCH CA. 94509

APN: 066-032-024 Date of Inspection: 2-20-2015 Case #: CD1502-052

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

**Antioch Municipal Code Sections:**

<input type="checkbox"/>	4-16.03 Major automotive repairs in a residential district in public view
<input type="checkbox"/>	5-1.201 (B) Violation of Building Code, Electrical Code, Mechanical Code, Plumbing Code, Housing Code, Health and Safety Code,
<input checked="" type="checkbox"/>	5-1.202 (A1 a) Property inadequately maintained (inoperable equipment, junk, rubbish, building materials, and containers) in public view
<input type="checkbox"/>	5-1.202(A2) Premises on which overgrown, dead or decayed trees, weeds or other vegetation pose a risk or harm to public, visual blight
<input type="checkbox"/>	5-1.202(B) Building or structures in a state of disrepair including walls, fences, signs, retaining walls, which are broken, deteriorated
<input checked="" type="checkbox"/>	5-1.202(D) Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof including watercrafts
<input type="checkbox"/>	5-1.202(D)(2) Parking on unimproved surface.
<input type="checkbox"/>	5-1.403 Property owner shall not permit property that has been defaced with graffiti to remain
<input type="checkbox"/>	8-1.02 Building permits required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, occupy or maintain
<input type="checkbox"/>	8-5.1210 Tree branches shall be trimmed at least 7 feet over the sidewalk and 14 feet over the street
<input checked="" type="checkbox"/>	9-5.3830 It shall be unlawful to maintain any recreation vehicle as a temporary or permanent residence upon a lot or parcel of land within the city
<input type="checkbox"/>	6-1.202(c)(1) Abandoned/unsecured or partially constructed buildings.
<input type="checkbox"/>	7-2.623 No encroachment of any nature shall be permitted within the public right-of-way.
<input type="checkbox"/>	Other:

**Required Corrections:** Within 10 calendar days from the date of this notice, you must correct the violation(s) (checked off above) or file an appeal with the office of the City Clerk. If you fail to do so, there will be a \$125.00 re-inspection fee in addition, the City may issue Administrative Citations, which carry fines that range from \$100.00 to \$1,000.00 per violation for every day the violation(s) are permitted to remain and/or take other actions to compel your compliance.

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

**Notes:** (1) REMOVE JUNK AND RUBBISH FROM PROPERTY - BARS WITH GARBAGE  
GARBAGE CANS OVER FILLED WITH GARBAGE (2) (3) TRACTORS (2) 2 CARS (2) BOATS  
(3) MAY NOT LIVE IN TRAILER, PICKUP CAMPERS, R.V. (4) MAY NOT USE  
OUTSIDE KITCHEN. (5) LIVING ROOM FURNITURE OUTSIDE. REMOVE ALL VIOLATIONS.

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

Correct Violation(s) by: MARCH 6 2015 Request building permit(s) by: \_\_\_\_\_

Officer: M. AGUIRRE Phone: 925-779-6138 Date: 02-24-2015  
White - File / Yellow - Owner / Pink - Post

Community Development Department

P.O. Box 5007 • 200 H Street • Antioch, CA 94531-5007 • Tel: 925-779-7035 • Fax: 925-779-7034 • www.ci.antioch.ca.us

**ATTACHMENT "B"**

**Property Detail**

Contra Costa, CA GUS KRAMER, ASSESSOR

Parcel # (APN): **066-032-024-3**Use Description: **VACANT**

Parcel Status:

Owner Name: **FRUITFUL FARMS LLC**Mailing Address: **PO BOX 584 BETHEL ISLAND CA 94511-0584**Situation Address: **B ST ANTIOCH CA 94509 C004**

Legal

Description: **TOWN OF ANT BLKS 103,104 & TR ADJ****ASSESSMENT**Total Value: **\$57,546**Use Code: **50**

Zoning:

Land Value: **\$57,546**Tax Rate Area: **001144**Census Tract: **3050.00/1**

Impr Value:

Year Assd: **2014**

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved

Delinquent Yr

Exempt Amt:

HO Exempt?: **N****SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	<b>02/08/2002</b>	<b>07/24/2001</b>	<b>03/16/1999</b>	<b>02/08/2002</b>
Recorded Doc #:	<b>46162</b>	<b>212743</b>	<b>71932</b>	<b>46162</b>
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:		Code1:	2nd Trst Dd Amt:	Code2:

**PROPERTY CHARACTERISTICS**Lot Acres: **3.510**

Year Built:

Fireplace:

Lot SqFt: **152,896**

Effective Yr:

A/C:

Bldg/Liv Area:

Heating:

Units:

Total Rooms:

Pool:

Buildings:

Bedrooms:

Stories:

Baths (Full):

Park Type:

Style:

Baths (Half):

Spaces:

Construct:

Site Inflnce:

Quality:

Garage SqFt:

Building Class:

Timber Preserve:

Condition:

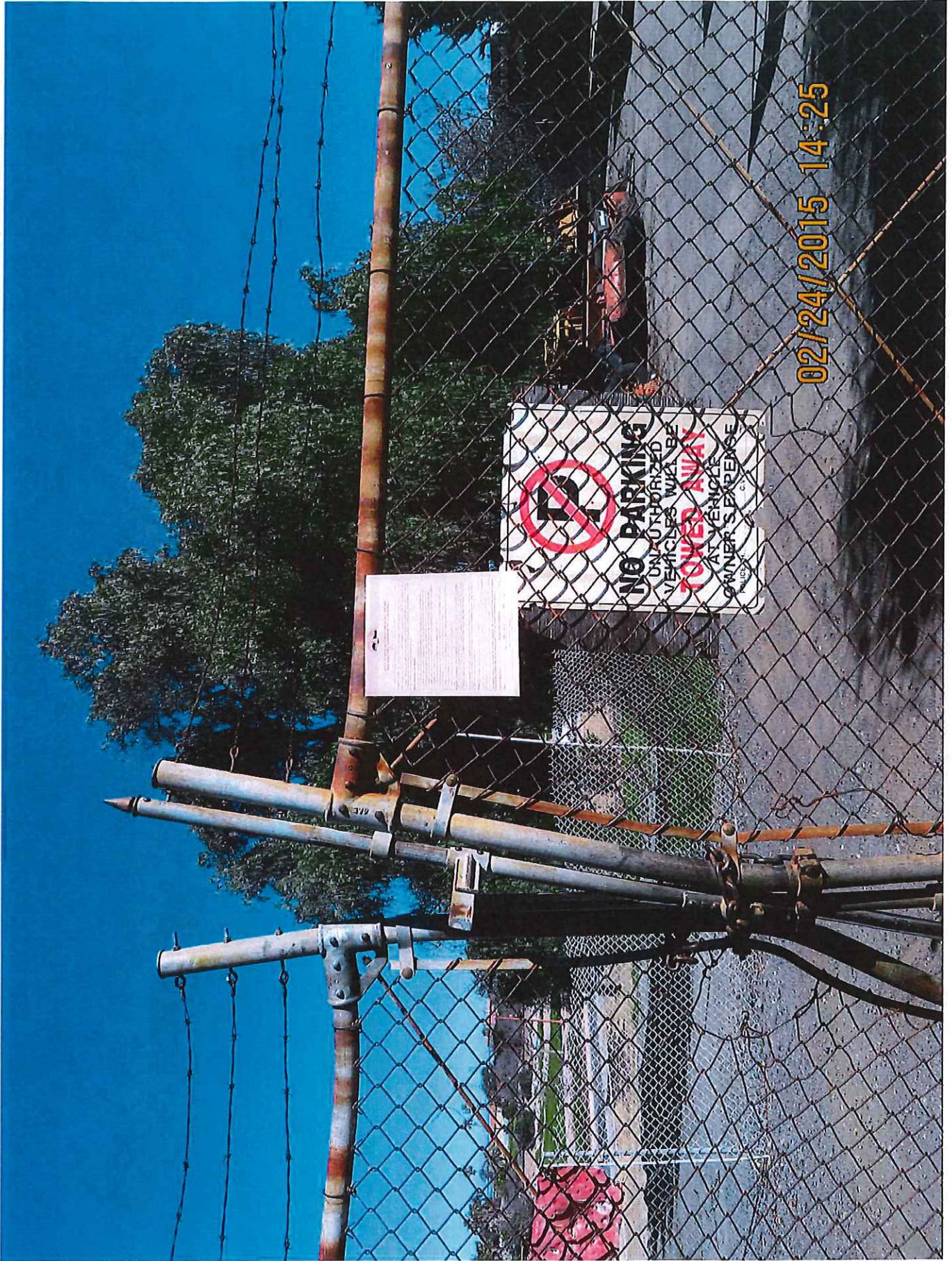
Ag Preserve:

Other Rooms:









02/24/2015 14:25





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

To: City of Ansonia Date of report: 12/10/2010

Location of property: 111 Main St Date of inspection: 12/10/2010 Case #: 10-00000000

APR: 111 Main St

The property listed above has been found to be in violation of the City of Ansonia Municipal Code. The violations listed below should be corrected by the property owner/tenant. Failure to correct these violations by the date listed below will result in a citation being issued by the City.

Violations: 1. The property is not maintained in accordance with the City of Ansonia Municipal Code.

## Antique Municipal Code Sections.

- [illegible]

**Required: Concurrences:** Within 10 calendar days from the date of this notice, you must carry the subject(s) of the above-mentioned complaint(s) to the attention of the City Clerk. If you fail to do so, there will be a \$100 fine for each violation. If you fail to carry the subject(s) of the above-mentioned complaint(s) to the attention of the City Clerk, you may be subject to a suspension of your franchise for 30 days. If you fail to carry the subject(s) of the above-mentioned complaint(s) to the attention of the City Clerk, you may be subject to a suspension of your franchise for 30 days. If you fail to carry the subject(s) of the above-mentioned complaint(s) to the attention of the City Clerk, you may be subject to a suspension of your franchise for 30 days.

Notes: ① Call time - time spent on the phone. ② Call time - time spent on the phone. ③ Call time - time spent on the phone.

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

Correct Violation(s) by: Remove the debris Request building permit(s) by: \_\_\_\_\_ Date: \_\_\_\_\_

Officer: Det. [illegible] Phone: 325-7751 2020 - The Police Department

Community Development Department

P.O. Box 387 • New Haven, Connecticut, CA 06510 • Tel: 203/799-0111 • Fax: 203/799-0112

...the ...



2

02/24/2015 14:25



RECEIVED

MAR 04 2015

CITY OF ANTIOCH  
CITY CLERK

Thomas B Trost  
March 3, 2015

City Clerk of Antioch

I'm writing to appeal the public nuisance claim from the city of Antioch, Ca filed 2/20/2015 case #C21502-052 for parcel 066032-024 owned by Fruitful Farms LLC at present time.

I have owned this property since February of 1999. The property was sold at auction as a tax recovery sale for redevelopment project that failed because of contamination in soil. I have spent a lot of time and thousands of dollars trying to meet state and city requirements of environmental issues connected to this property.

The physical description of property is 9 1/2 acres on waterfront in Antioch, CA located at 5th & B St. and 6th & A St.

I have cooperated with the city throughout the last 15 years by cleaning up garbage disposed of by the homeless and attempting to keep the homeless off the property required by the state of California. I have allowed the city of Antioch to enter my property to repair the main trunk line of the city's sewer system that had collapsed, which lead to the installation of a new trunk line along with a new easement. I have not been paid for the new easement or the use of my property while this was being done. It took a year and a half to complete. Other property owners that have allowed the city to install sewer lines on their properties were paid \$15,000.00 per month. This would have allowed me a \$270,000.00 compensation for the easement and rent.

A contractor hired by the city to put in the new sewer line, drilled through my property and an existing 18" water well that supplied water to the old cannery and old downtown Antioch. This created a problem with the State of California because the well was not properly sealed. As of now the properties water supply has been destroyed which decreases the value of my property having no water without the dependency of the cities water.

Months back I talked to Code Enforcer Ryan Graham about why the Contra Costa Sheriff Marine Patrol was patrolling my property and Ryan's response was "He didn't know why, but stated they could go anywhere they want". A couple of weeks went by and I contacted Denise Skaggs (former code enforcer) as to why the CoCo County Sheriffs Marine Patrol was patrolling around my property and arresting homeless people. This procedure went on for 3 months consisting of 2 Contra Costa County Patrol Cars in the am and 2 more for the pm shift and homeless people were arrested.

After talking to a city employee whom I will not divulge the name told me to clean my property at 6th and A St. I informed him that the property located at 6th and A St belonged to the City of Antioch. The next day the city code enforcer Brian Graham and a crew with heavy equipment cut the lock on my gate and crossed my property without permission to gain access to their property for clean up. In doing so a state surveyor corner marker was destroyed by equipment, the cost of the survey paid for by the State of California was \$3,500.00 in

ATTACHMENT "C"

which needs to be resurveyed and marked. The crew left garbage from the job on my property for me to clean up.

I have been trying to remedy state and city violations against the property for the past 15 years and will continue doing so. I am a one man crew working diligently to meet all that is expected of me and I feel that the city is working against me and trying to take my property.

I am asking the city for a permit to have a small yard to store equipment used to maintain the property and a self contained motor home used by myself to watch and maintain the property.

Sincerely,

*Thomas B. Frost* March 3 2015  
PH # 925 565 1983

CC: State Water Resource Control Board  
CC: City Manager of Antioch  
CC: Denise Skaggs, Code Enforcer  
CC: CCC Supervisor Glover  
CC: Supervisor Mary Piepho  
CC: Governor Jerry Brown  
CC: Taber Consultants



City of Antioch  
Decision Appeal Application

RECEIVED

MAR 13 2015

CITY OF ANTIOCH ATTN: CITY CLERK P.O. BOX 5007 ANTIOCH, CA 94531-5007 (925) 779-7009		CITY OF ANTIOCH CITY CLERK
Date of Decision:		
Name: THOMAS B TROST		
Property Address: 5th and B		
Mailing Address: PO BOX 506 THORNTON CA. 95686		
Home Phone: CELL 925 565 1983	Work Phone: SAME	
REASON FOR APPEAL		
I AM APPEALING BECAUSE, <del>THIS</del> I AM TRYING TO PROTECT MY PROPERTY FOR ENVIRONMENTAL REASONS AND CITY CODE ENFORCEMENT. AS OWNER I WAS ASKED TO GO TO POLICE STATION, THERE THEY KNOCKED ME <sup>APPROX</sup> (GUY WORTH) OFFICER WITH IN 2 WEEKS THEY CLAIMED I HAD PROBLEMS WITH DRUG MANUFACTURING <sup>Factor</sup> OF DRUGS ON PROPERTY, THEY TO CEASE MY LAND. THEN POLICE CAME DOWN ON PROPERTY AND TORE UP HOMELESS CAMPS TELLING PEOPLE I TOLD HIM TO DO IT THAT BROUGHT NEWS ON ME.		
Signature THOMAS B TROST	Date 03/13/2015	

THEN DENISE SKAGGS WAS ASKED TO CODE ENFORCE ME. WE DID GOOD FOR AWHILE UNTIL SHE YELLED AT ME TO LEAVE TOWN. THE INTIME BRIAN GRAHAM

ATTACHMENT "D"

CAME ON MY PROPERTY WITH OTHERS.  
GOT OUT OF CAR AND STARTED PUSHING ME  
AROUND I HAD NO WITNESSES.

I HAVE TRIED TO MEET ALL STATE  
ENVIRONMENTAL REQUIREMENTS TO THIS DAY.  
IN PAST THE ~~THE~~ ~~USED~~ CITY HAD USED  
PROPERTY TO DUMP RAW SEWAGE ON  
POUNDS ON PROPERTY. I HAVE TRIED

TO KEEP HOMELESS PEOPLE OFF AND  
CLEANED UP GARBAGE 9 40 YARD  
DUMPSTER LOADS. THE CITY BUILT A  
STREET. ~~THE~~ THE CITY ATTORNEY

BILL GALOSTON TOLD STATE I OWNED ALL  
LAND OF HICKMOTH CANNERY PROPERTY,  
TO KEEP OUT OF RESPONSIBILITY FOR  
CITY. I SENT THEM ALL THE DEEDS  
FOR A STREET THAT WAS GRANTED TO  
CITY BY MIKE MENDER OF ~~THE~~ THE

PAST ~~DEVELOPER~~ DEVELOPER (WHICH OWES  
CITY ~~AT~~ \$1,000,000.00 DOLLARS FOR  
REDEVELOPMENT LOAN FROM CITY.

HE (MIKE) <sup>MINDER</sup> ALSO THREATENED MY LIFE.  
SO IN ALL I NEED TO HAVE YARD AND  
WATCH ~~THE~~ PROPERTY.  
THANK YOU.



March 19, 2015

Thomas B. Trost  
P.O. Box 506  
Thornton, CA 95686

RE: Board of Administrative Appeals Hearing  
Property Address: "B" Street, Antioch  
Notice of Violation Date: 02/20/15

Dear Mr. Trost,

We are in receipt of your written appeal and \$50 appeal payment regarding the "Notice of Violation of Antioch Municipal Code and Maintaining Public Nuisance in the City of Antioch" received.

Please be advised your appeal is scheduled for **Thursday, April 2, 2015, at 3:00 p.m.** in the Council Chambers (across the breezeway from City Hall).

The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date listed above. To view the Agenda information, click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2<sup>nd</sup> Street, and the Antioch Community Center on Lone Tree Way.

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

A General Information sheet is enclosed to answer any questions you may have regarding the appeals.

Sincerely,

CHRISTINA GARCIA  
Deputy City Clerk

cc: Code Enforcement

Enclosures

---

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



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

To: FRUITFUL FARMS LLC

Location of property: B STREET ANTIOCH CA. 94509

APN: 010-032-024

Date of Inspection: 2-10-2015 Case #: CJ1502-052

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

**Antioch Municipal Code Sections:**

<input type="checkbox"/>	4-16.03 Major automotive repairs in a residential district in public view
<input type="checkbox"/>	5-1.201 (B) Violation of Building Code, Electrical Code, Mechanical Code, Plumbing Code, Housing Code, Health and Safety Code,
<input checked="" type="checkbox"/>	5-1.202 (A1 a) Property inadequately maintained (inoperable equipment, junk, rubbish, building materials, and containers) in public view
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<input checked="" type="checkbox"/>	5-1.202(D) Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof including watercrafts
<input type="checkbox"/>	5-1.202(D)(2) Parking on unimproved surface.
<input type="checkbox"/>	5-1.403 Property owner shall not permit property that has been defaced with graffiti to remain
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<input type="checkbox"/>	9-5.1210 Tree branches shall be trimmed at least 7 feet over the sidewalk and 14 feet over the street
<input checked="" type="checkbox"/>	9-5.3830 It shall be unlawful to maintain any recreation vehicle as a temporary or permanent residence upon a lot or parcel of land within the city
<input type="checkbox"/>	5-1.202(c)(1) Abandoned/unsecured or partially constructed buildings.
<input type="checkbox"/>	7-2.623 No encroachment of any nature shall be permitted within the public right-of-way.
<input type="checkbox"/>	Other:

**Required Corrections:** Within 10 calendar days from the date of this notice, you must correct the violation(s) (checked off above) or file an appeal with the office of the City Clerk. If you fail to do so, there will be a \$125.00 re-inspection fee in addition, the City may issue Administrative Citations, which carry fines that range from \$100.00 to \$1,000.00 per violation for every day the violation(s) are permitted to remain and/or take other actions to compel your compliance.

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

Notes: ① REMOVE JUNK AND RUBBISH FROM PROPERTY - BAGS WITH GARBAGE  
GARBAGE CANS OVER FILLED WITH GARBAGE ② (3) TRACTORS ② 2 CARS ② BOATS  
③ MAY NOT LIVE IN TRAILER, PICKUP CAMPERS, RV. ④ MAY NOT USE  
OUTSIDE KITCHEN. ⑤ LIVING ROOM FURNITURE OUTSIDE. REMOVE ALL VIOLATIONS

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

Correct Violation(s) by: MARCH 10 2015

Request building permit(s) by:                     

Officer: M. AGUIAR

Phone: 925-779-1132

Date: 02-24-2015

White - File / Yellow - Owner / Pink - Post

Community Development Department

P.O. Box 5007 • 200 H Street • Antioch, CA 94531-5007 • Tel: 925-779-7035 • Fax: 925-779-7034 • www.ci.antioch.ca.us