



**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

**Council Chambers  
200 "H" Street**

**JUNE 4, 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 CONTINUED MEETING MINUTES FOR  
APRIL 16, 2015**

Recommended Action:     Motion to approve the minutes

STAFF REPORT

**B.     APPROVAL OF ADMINISTRATIVE APPEALS SPECIAL MEETING MINUTES FOR  
APRIL 30, 2015**

Recommended Action:     Motion to approve the minutes

STAFF REPORT

**C.     APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN  
PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR  
THE MONTHS OF MARCH AND APRIL 2015**

STAFF REPORT

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.

## **2. REGULAR AGENDA**

- A. CASE NO. CE1502-104/ APN NO. 074-421-020 – APPEAL OF SUMMARY ABATEMENT [§5-1.314] NOTICE ISSUED TO ROBRIELLE BEVERLY, 2201 DOGWOOD WAY, ANTIOCH, CA**

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**

**Adjourned Continued Meeting  
3:00 P.M.**

**April 16, 2015  
Council Chambers**

Chairperson Simpson called the meeting to order at 3:06 P.M. on Thursday, April 16, 2015 in the Council Chambers.

**ROLL CALL:**

Present: Board Members Rouse, Adeyemi and Chairperson Simpson  
Absent: Board Member Schneider, Schleder and Busenbarrick

Staff Present: Deputy Director of Community Development, Ryan Graham  
City Clerk, Arne Simonsen  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

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

City Attorney Nerland explained the matter in which the proceedings would be conducted and reviewed the options available for the Appeals Board.

City Clerk Simonson administered the Oath for all persons intending to testify on the appeals.

**1. CONSENT CALENDAR**

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

On motion by Board Member Rouse, seconded by Board Member Adeyemi the Board of Administrative Appeals unanimously approved the Minutes for March 5, 2015.

**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**

Deputy Director of Community Development/Code Enforcement Manager Graham presented the staff report dated March 24, 2015 recommending the Board of Administrative Appeals 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. He stated the appeals for this afternoon were mainly focused on the citations. He reminded the Board the timeframe to appeal citations had passed and these appeals would determine whether liens should be placed on the properties. He clarified liens were still payable to the City with no additional penalties and the only additional cost would be a \$35.00 release of lien fee.

Verna Pickett, Antioch resident, submitted and reviewed her letter objecting to the proposed assessments. She requested clarification with regards to the City's definition of "public right-of-way", "public street" and "proposed assessment". She also requested there be reduction in the fines/fees and that she be allowed to make payments to the City without a lien placed on her property. She stated she was confused when the City sent her an incorrect photo and she felt the timeframe allowed to correct the violation was not sufficient.

Deputy Director of Community Development/Code Enforcement Graham Ryan explained "public street" was the roadway and the "public right-of-way" included the roadway, sidewalk, pathways and trails. He clarified the citation was for violations visible from the public right-of-way. He noted the "proposed assessment" was the City's intent to pose a lien on the property to secure outstanding fees.

In response to Board Member Rouse, Ms. Pickett acknowledged that her vehicles were inoperable and unregistered. She explained that she had moved the debris prior to receiving the second citation; however, she believed the citation referred to vegetation, not the box located against her garage. She reported she paid the original citation fee in the amount of \$345.00.

Deputy Director of Community Development/Code Enforcement Graham clarified photos were sent as a courtesy and were not a requirement by code. He read a notice of violation which had a legal description of the violation as well as the correction.

City Attorney Nerland explained Item 2A consisted of a list of property owners who had the opportunity to appeal or pay their citations, and failed to do so. She stated at this time, the question was whether the property should be liened and not whether the citations should have been issued.

In response to the Board, Deputy Director of Community Development/Code Enforcement Graham clarified each citation had an inspection associated with it and the first citation in the amount of \$345.00 was paid and not included in the assessment.

On motion by Board Member Rouse, seconded by Board Member Adeyemi, 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 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, with the exception of AR141448, AR141457, AR141441 and AR141661.

Deputy Director of Community Development/Code Enforcement Graham clarified when he read the notice of violation, he read the description for the next case. He noted the information was irrelevant as the Board was not considering citations at this time.

In response to Board Member Adeyemi, Deputy Director of Community Development/Code Enforcement Graham clarified even after the lien was placed on the property, the appellant could make payments to the City, until it was enrolled with the County Assessor, in August.

On motion by Board Member Rouse, seconded by Board Member Adeyemi, the Board of Administrative Appeals unanimously denied the appeal and confirmed assessments **AR141448 and AR141457** 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.

David Siegel stated his appeal was for the accumulated re-inspection fees and his argument was that the notice of violation arrived in the same envelope as the water bill which went unnoticed. He noted if it had been marked "Code Enforcement" he and his tenants would have resolved the violations promptly.

Sarah Verogen-Zenca stated she was Mr. Siegels' tenant and when she informed him that she received a letter from the City of Antioch, he indicated that it was probably the water bill and he would retrieve it later. She noted they were not aware it was the City's policy to mail a notice of violation and further noted if Code Enforcement would have come to her door to notify her, the violations would have been resolved immediately. She stated she believed the complaint was retaliation by a neighbor who was unhappy with the property owner. She explained that she had forgotten she had placed items next to her house because the neighbor's truck blocked her view. She stated she would pay the original fine; however, she was opposed to paying the re-inspection fees.

Deputy Director of Community Development/Code Enforcement Graham stated they had experimented with marking envelopes "Code Enforcement"; however, when they had done so, some were being discarded. He noted they were only required by law to mail a letter to the property owner at the address listed with the County Assessor; however, they attempted to contact residents whenever possible. He further noted as the law was written, when the letter was mailed, it was presumed delivered.

In response to Board Member Rouse, Deputy Director of Community Development/Code Enforcement Graham stated the notice of violation was mailed on December 17, 2014 asking for it to be corrected by December 27, 2014 and the last citation was issued in February.

## **REBUTTAL**

David Siegel presented the Board of Administrative Appeals with the citation and water bill envelopes.

In response to Board Member Rouse, Mr. Siegel explained his tenant brought his mail to him at work and was told if there was anything marked with any significance, it should be brought to his attention. He reiterated the envelope was not marked important.

Chairperson Simpson stated the information was mailed and received; however, it was not opened. She noted the request from the appellant was removal of the re-inspection fees.

Board Member Rouse stated he felt all mail delivered should have been read.

Board Member Adeyemi supported denial of the appeal based on the fact that the notifications and citations were mailed and received.

On motion by Board Member Adeyemi, seconded by Board Member Rouse, the Board of Administrative Appeals unanimously denied the appeal and confirmed assessments **AR141441 and AR141661** 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

**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]**

City Attorney Nerland announced she would recuse herself as the City had a number of matters with Mr. Trost and therefore felt it best that she not be involved in this item. City Attorney Nerland left Council Chambers.

Thomas Trost gave a history of the property and noted at this time he was attempting to clean the area and observe it to prevent illegal dumping and trespassers from entering the area. He requested the City allow him to keep maintenance equipment and a night watchman on the property.

Deputy Director of Community Development/Code Enforcement Graham presented the staff report dated March 18, 2015. He noted the property was now substantially compliant with all the violations with the exception of the appellant living in the motor home, which needed to be addressed as it was prohibited by the Antioch Municipal code. He explained the authority to approve a night watchman was an administrative process executed through the Planning division.

Ken Lee, Antioch resident, gave a history of the property. He noted the equipment on site was to abate vegetation and haul away garbage. He explained that registration was not required for farm equipment; therefore, the municipal code cited did not apply to them. He reported the accumulation of personal property had been abated and the recreational vehicle was used as an administrative office and to provide security as they felt someone needed to be onsite 24/7 to prevent trespassers.

## **REBUTTAL**

Deputy Director of Community Development/Code Enforcement Graham explained what was before the Board was whether or not the municipal code was applied correctly with regards to the recreational vehicle on the property. He clarified there was no zoning in the City of Antioch that allowed for living in a recreational vehicle with the exception of the fairgrounds, which was County property. He reiterated that it was the appellants right to apply for a use permit through the Planning Division for the use of his recreational vehicle as an office.

## **REBUTTAL**

Mr. Trost added that he had hired a company to maintain the portable toilet on site. Additionally, he noted the recreational vehicle was only used to watch the property and was not a permanent residence.

Board Member Adeyemi stated the violation should be upheld as the municipal code stated that it was unlawful to maintain any recreational vehicle as a temporary or permanent resident on a lot or parcel of land within the City.

On motion by Board Member Adeyemi, seconded by Board Member Simpson, the Board of Administrative Appeals upheld the Notice of Violation issued to Thomas Trost for violation of the Antioch Municipal Code § 9-5.3830. The motion carried the following vote:

*Ayes: Simpson, Adeyemi*

*Noes: Rouse*

City Attorney Nerland returned to Council Chambers.

## **PUBLIC COMMENTS**

Ken Lee, Antioch resident, suggested the City communicate more effectively with the public in an effort to get the community involved with Code Enforcement.

## **WRITTEN/ORAL COMMUNICATIONS**

City Attorney Nerland announced the next Board of Appeals meeting would be April 30, 2015 at 3:00 P.M.

Board Member Rouse stated he would not be available to attend the April 30, 2015 meeting and suggested at a subsequent meeting, the Board discuss adjusting the meeting time to 4:00 P.M.

City Attorney Nerland responded staff would discuss this request and get back to the Board of Administrative Appeals.

## **ADJOURNMENT**

Chairperson Simpson adjourned the Administrative Board of Appeals meeting at 4:45 P.M. to a Special Meeting on April 30, 2015.

Respectfully Submitted,

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Kitty Eiden  
Minutes Clerk



**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

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

**April 30, 2015  
Council Chambers**

Chairperson Simpson called the meeting to order at 3:07 P.M. on Thursday, April 30, 2015 in the Council Chambers.

**ROLL CALL:**

Present: Board Members Schleder, Adeyemi and Chairperson Simpson  
Absent: Board Member Schneider, Rouse and Busenbarrick

Staff Present: Deputy Director of Community Development, Ryan Graham  
Code Enforcement Officer, Andrew Shuck  
Code Enforcement Officer, Mike Aguirre  
City Clerk, Arne Simonsen  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

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

**1. CONSENT CALENDAR**

- A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR APRIL 2, 2015 (NO QUORUM)**
- B. APPROVAL OF ADMINISTRATIVE APPEALS CONTINUED MEETING MINUTES FOR APRIL 16, 2015**
- C. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR THE MONTHS OF FEBRUARY AND MARCH 2015**

On motion by Board Member Adeyemi, seconded by Board Member Schleder, the Board of Administrative Appeals unanimously approved the Consent Calendar.

City Attorney Nerland explained the matter in which the proceedings would be conducted and reviewed the options available for the Appeals Board.

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

**2. REGULAR AGENDA**

**A. CASE NO. CE1502-104 / APN NO. 074-421-020 – APPEAL OF SUMMARY ABATEMENT [§5-1.314] NOTICE ISSUED TO ROBRIELLE BEVERLY, 2201 DOGWOOD WAY, ANTIOCH, CA**

City Attorney Nerland announced the appellant had a scheduling conflict and requested this item be continued to June 4, 2015. She noted staff was in support of the continuance.

On motion by Board Member Schleder, seconded by Board Member Adeyemi, the Board of Administrative Appeals unanimously continued **CASE NO. CE1502-104** to June 4, 2015.

**B. CITATION NO. 23791/CASE NO. CD1502-053 – APPEAL OF ADMINISTRATIVE CITATION ISSUED REGARDING INOPERABLE VEHICLE [§5-1.202(D)] FOR THOMAS AND JANICE JASKOLSKI, 313 REDROCK DRIVE, ANTIOCH, CA**

Code Enforcement Officer Andrew Shuck presented the staff report dated April 27, 2015 recommending the Boards of Administrative Appeals uphold the Administrative Citation 23791 issued to Janice Jaskolski for violation of the Antioch Municipal Code 5-1.202(D).

Janice Jaskolski stated when she informed of the initial violation, it was corrected immediately. Following that incident, she noted she received a second violation when her son was replacing the wheel bearings on his vehicle, in the driveway. She stated she felt the citations were a result of a neighbor who was constantly calling the City to complain. She noted that she respected the City and the Antioch Municipal Code.

Larry Helstrom, (Janice Jaskolski's father) stated that he had also lived in a neighborhood where an individual was constantly calling on neighbors and he felt his daughter was being targeted because she had teenage sons. He noted his daughter would improve the appearance of her home.

The Board questioned if an appeal application had been filed by the appellant.

City Clerk Simonsen suggested the Board recess so that he could provide that information.

Chairperson Simpson recessed at 3:29 P.M. The Board reconvened at 3:36 P.M. with all Board members present.

City Clerk Simonsen reported the appellant had declined to fill out the appeal application with the City Clerk's office; however, she had contacted Code Enforcement requesting an appeal date which had been set for today.

Following discussion, the Board agreed the appellant was aware major automotive repairs were occurring and the vehicle was inoperable; therefore, the appeal should be denied.

On motion by Board Member Adeyemi, seconded by Board Member Schleder, the Board of Appeals unanimously denied the appeal and upheld the Administrative Citation 23791 issued to Janice Jaskolski for violation of the Antioch Municipal Code § 5-1.202(D).

**PUBLIC COMMENTS** – None

### **WRITTEN/ORAL COMMUNICATIONS**

City Attorney Nerland reported that given current water restrictions, a citation would not be issued for a residence with a brown lawn; however, she explained that weed abatement would still need to occur. She announced a Public Hearing to consider adoption of the City's water conservation measures was scheduled for the May 12, 2015 City Council meeting. She informed the Board that this was her last Board of Appeals meeting as she had taken another position and the City Council had appointed a firm to provide Interim City Attorney services. She thanked the Board of Appeals for their service and stated the next Boards of Appeals meeting was scheduled for June 4, 2015.

On behalf of the Board, Chairperson Simpson stated City Attorney Nerland would be missed and wished her luck in her new position.

### **ADJOURNMENT**


Chairperson Simpson adjourned the Administrative Board of Appeals meeting at 3:44 P.M. to the next regularly scheduled meeting on June 4, 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 JUNE 4, 2015**

**Prepared by:** Ryan Graham, Deputy Director of Community Development 

**Date:** May 19, 2015

**Subject:** Approval of the Levy of Special Assessments on Certain Properties for Unpaid Administrative Citations & Abatements for the months of March & April, 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 Records 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 March & April, 2015 respectively in the amount of **\$15,768.24** 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

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06-04-15





**STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL  
FOR CONSIDERATION AT THE HEARING ON JUNE 4, 2015**

**PREPARED BY:** Denise Skaggs, Code Enforcement Assistant

**PREPARED FOR:** Administrative Board of Appeals

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

**DATE:** April 24, 2015

**SUBJECT:** Case No. CE1502-104 – [REDACTED] Dogwood Way, Antioch, CA  
Summary Abatement pursuant to AMC§5-1.314

**REQUEST:**

Beverly Robrielle, owner of subject property, requests an Abatement Cost Hearing to appeal the Summary Abatement Costs incurred by the City of Antioch on February 14, 2015 in the amount of \$752.84. On that day, the Police Department had good reason to believe that a person in the residence was suffering from a medical emergency. After all other attempts to gain entry were met with negative results they had to force entry into the structure and secure it before they left the scene.

**§5-1.314 (A) If, ...there exists any condition on any premises within the city which is of such a nature as to be immediately dangerous to the public health, safety or welfare, or that constitutes an immediate threat of injury to any person or damage to property which, if not abated, would, during the pendency of the abatement procedures set forth in this chapter, subject the public or property to potential injury or harm of a serious nature, the condition may be abated by the city immediately without compliance with the provision of this code.**

**§5-1.314(C) The owner of the property that was the subject of the summary abatement shall be served with written notice, within two business days following the summary abatement action, of the right to request a post-deprivation hearing before the Board of Administrative Appeals**

**§5-1.314(D) The cost of the summary abatement, including all administrative costs of any action taken hereunder and reasonable attorney's fees, may be assessed against the subject premises as a special assessment lien or made a personal obligation of the owner as provided in this code**

### **BACKGROUND INFORMATION:**

On 02-16-15, I received a faxed Invoice in the amount of \$502.84 from K2GC a Licensed Contractor. The Invoice provided information that the contractor had performed an emergency board up at subject property on February 14, 2015. I researched Parcel Quest for property ownership information.

A copy of the K2GC Invoice is included as **Attachment "A"**.

On 02-17-15, I prepared and mailed a Demand for Abatement Costs & Summary Abatement Costs Invoice in the amount of \$752.84 representing Contractor Invoice of \$502.84 plus administrative fees and costs to subject property owner

A copy of the Demand letter and Invoice are hereto attached as **Attachment "B"**.

On 03-02-15, I received a faxed request from Beverly Robrielle requesting an Abatement Cost Hearing.

A copy of the faxed request is hereto attached as **Attachment "C"**.

On 03-10-15, I recorded a Notice of Special Assessment under the authority of California Government Code Section 38773.5 and Antioch Municipal Code, Title 5, Chapter 5 to protect the City's interest in this matter.

A copy of the recorded lien is attached hereto as **Attachment "D"**.

### **RECOMMENDATION:**

Recommendation to uphold the demand and Special Assessment for Summary Abatement Costs issued to Robrielle Beverly, as provided for in the Antioch Municipal Codes §5-1.314(A),(C) & (D).

### **ATTACHMENTS:**

A: K2GC invoice/Parcel Quest printout

B: Demand letter and invoice

C: Request for hearing

D: Recorded lien

ATTACHMENT "A"

P.171

**K<sub>2</sub>GC**

License # 787499

309 East 18<sup>th</sup> Street  
Antioch, CA 94509  
Phone: (925) 754-5232  
Fax: (925) 754-5020

Date: February 16, 2015

~~15~~ - 15 - 1654

Neighborhood Improvement  
City of Antioch  
Ryan Graham  
1307 West Fourth Street  
Antioch, CA 94509  
(925) 779-7000 x 12041 Office  
(925) 779-7034 Fax



Property Address: [REDACTED] Dogwood Way  
Antioch, CA 94509

Date of Loss: February 14, 2015

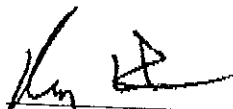
After hours emergency 2.0 hours @ 194.00 per hour  
Materials  
Total

\$ 388.00  
\$ 31.03  
\$ 419.03

Total  
Profit & Overhead @ 20%  
Total Due

\$ 419.03  
\$ 83.81  
\$ 502.84

Kenneth R Turnage II



Date \_\_\_\_\_



**Property Detail**

Contra Costa, CA GUS KRAMER, ASSESSOR

Parcel # (APN): 074-421-020-4

Use Description: RESID. SINGLE FAMILY

Parcel Status:

Owner Name: BEVERLY ROBRIELLE

Mailing Address: [REDACTED] DOGWOOD WAY ANTIOCH CA 94509-3105

Situs Address: [REDACTED] DOGWOOD WAY ANTIOCH CA 94509-3105 C018

Legal

Description: TRACT 5203 LOT 225 UNIT A EX MR

**ASSESSMENT**

Total Value: \$123,000	Use Code: 11	Zoning:
Land Value: \$58,264	Tax Rate Area: 001135	Census Tract: 3072.02/1
Impr Value: \$64,736	Year Assd: 2014	Improve Type:
Other Value:	Property Tax:	Price/SqFt: \$329.29
% Improved 52%	Delinquent Yr	
Exempt Amt: \$7,000	HO Exempt?: Y	

**SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	06/24/2005	06/30/1989		06/24/2005
Recorded Doc #:	230115	15170-597		230115
Recorded Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$380,000	\$10,500		
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

**PROPERTY CHARACTERISTICS**

Lot Acres: 0.078	Year Built: 1978	Fireplace:
Lot SqFt: 3,400	Effective Yr: 1979	A/C: CENTRAL
Bldg/Liv Area: 1,154		Heating:
Units:	Total Rooms: 5	Pool:
Buildings:	Bedrooms: 3	
Stories:	Baths (Full): 2	Park Type: GARAGE
Style:	Baths (Half):	Spaces: 2
Construct:		Site Inflnce:
Quality:	Garage SqFt: 483	
Building Class:		Timber Preserve:
Condition: AVERAGE		Ag Preserve:
Other Rooms:		

The information provided here is deemed reliable, but is not guaranteed.

A2

# ATTACHMENT "B"



February 17, 2015

Robrielle Beverly  
[REDACTED] Dogwood Way  
Antioch, CA 94509-3105

**SUBJECT: DEMAND FOR ABATEMENT COSTS**

Date of Abatement:	February 14, 2015
Address of Abatement:	[REDACTED] Dogwood Way., Antioch, CA
Assessor's Parcel No.:	074-421-020
Case No.	CE1502-104

**Property Owners:**

On February 14, 2015, the City of Antioch ordered a summary abatement pursuant to Antioch Municipal Code 5-1.314. A contractor conducted the abatement to secure your residence. Enclosed please find the "**Summary Abatement Invoice**" detailing the expenses incurred by the City, for the summary abatement costs.

To protect the City's interest in this matter, a **Special Assessment Tax Lien** shall be recorded against the property to recover abatement costs, which will be release for a fee of \$60.00 when the City of Antioch has received reimbursement. The abatement costs of **\$752.84** is due and payable now. You may remit your payment to:

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

If you wish to contest the abatement cost, you must request an **Abatement Cost Hearing**. Request for a Hearing must be submitted **in writing** to City of Antioch, Code Enforcement Division, P.O. Box 5007 or 200 "H" Street, Antioch, CA 94531-5007 and received no later than **5:00pm March 2, 2015**.

It is my desire that you will remit the obligation and further action by the City will not be necessary. If you wish to discuss this matter, please do not hesitate to contact Denise Skaggs, at (925) 779-6154.

Sincerely,

Ryan Graham

Code Enforcement Manager

February 17, 2015



# SUMMARY ABATEMENT COSTS INVOICE

RE: ABATEMENT COSTS-  
PARCEL NO.: 074-421-028  
ABATEMENT ADDRESS: [REDACTED] Dogwood Way, Antioch, CA  
CASE NO. CE 1502-104

Dear Property Owner:

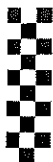
The following is a list of incurred abatement costs to the City of Antioch on February 14, 2015 at the above referred to address:

Emergency after hours board up to secure residence	\$ 502.84
Administrative Fees	250.00
TOTAL.....	\$ 752.84

You may remit payment to: City of Antioch  
Code Enforcement  
P.O. Box 5007  
Antioch, CA 94531-5007

If you have any further questions, please call Code Enforcement (925) 779-6154.

BZ

**FedEx Office**

FedEx Kinko's is now FedEx Office

# Fax Cover Sheet

Date 3-2-15Number of pages 2 (including cover page)**To:**

Name

City of Annapolis

Company

Code Enforcement Dept

Telephone

925-779-7042

Fax

925-779-7034

Comments

Request for Hearing**From:**

Name

Robrielle Beverly

Company

Telephone



7 90363 00711 1

Fax - Local Send



7 90363 00714 2

Fax - Domestic Send



7 90363 00720 3

Fax - International Send

fedex.com 1.800.GoFedEx 1.800.463.3339

C  
C1

3/2/15

City of Antioch  
Planning/Code Enforcement  
2nd Floor - City Hall

RE: Special Assessment TAX Lien  
on property address  
[REDACTED] Dogwood Way, Antioch  
Property Owner: Robrielle Beverly

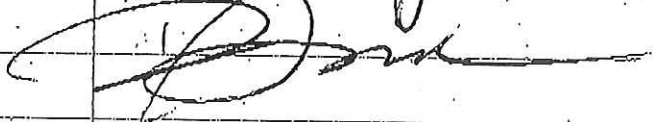
Dear Sir or Madam

Respectfully of  
course

I am hereby requesting a  
hearing on the matter in question  
and the amount being charged.

Thank you in advance for your  
attention and cooperation in  
resolving the matter.

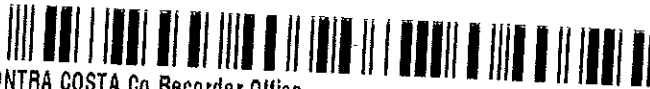
Sincerely



Robrielle C. Beverly

[REDACTED]

# ATTACHMENT "D"



## RECORD & RETURN TO:

CODE ENFORCEMENT  
CITY OF ANTIOCH  
P.O. BOX 5007  
ANTIOCH, CA 94531-5007  
(925) 779-7042  
(925) 779-7034 FAX

CONTRA COSTA Co Recorder Office

JOSEPH CANCIAMILLA, Clerk-Recorder

DOC- 2015-0041768-00

Tuesday, MAR 10, 2015 10:43:53

FRE \$0.00

Ttl Pd \$0.00

Nbr-0002208856

lrc / R9 / 1-1



Contra Costa County Recorder's Office  
555 Escobar Street  
Martinez, CA 94553

CE1502-104

## NOTICE OF SPECIAL ASSESSMENT

The City of Antioch has **SUMMARY ABATED A PUBLIC NUISANCE** on the below-listed property under the authority of **California Government Code Section 38773.5** and **Antioch Municipal Code, Title 5, Chapter 5**.

The City of Antioch claims a special assessment on the real property for the **FULL COST OF THE SUMMARY ABATEMENT** as listed below. This amount is a special assessment against the real property until paid with interest at the legal rate from the listed special assessment date and discharged of record.

**ASSESSOR'S PARCEL NO:** 074-421-028  
**SPECIAL ASSESSMENT AMOUNT:** \$752.84  
**SPECIAL ASSESSMENT DATE:** February 14, 2015

**PROPERTY ADDRESS:** [REDACTED] **DOGWOOD WAY**  
**ANTIOCH, CALIFORNIA**

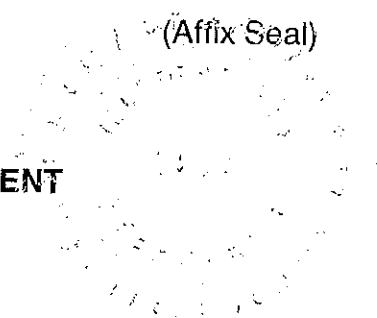
**OWNER(S):** **ROBRIELLE BEVERLY**  
[REDACTED] **DOGWOOD WAY**  
**ANTIOCH, CA 94509-3105**

I declare under penalty of perjury the above is true and correct.  
**DATED:** February 17, 2015

BY:

**RYAN GRAHAM**  
**DEPUTY DIRECTOR COMMUNITY DEVELOPMENT**  
**CITY OF ANTIOCH**

(Affix Seal)



DI



May 11, 2015

Robrielle Beverly  
[REDACTED] Dogwood Way  
Antioch, CA 94509

RE: Board of Administrative Appeals Hearing  
Address of Abatement: [REDACTED] Dogwood Way, Antioch  
Assessor's Parcel No.: 074-421-020  
Case No.: CE1502-104

Dear Ms. Beverly,

This is a follow up to your request to continue your appeal to be heard at the Board of Administrative Appeals Hearing date on **Thursday, June 4, 2015, at 3:00 p.m.**, in the Council Chambers (across the breezeway from City Hall). This case will be heard and a decision rendered by the Board of Administrative Appeals.

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.

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

Sincerely,

A handwritten signature in cursive script that reads "Christina Garcia".

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



April 15, 2015

Robrielle Beverly  
[REDACTED] Dogwood Way  
Antioch, CA 94509

RE: Board of Administrative Appeals Hearing  
Address of Abatement: [REDACTED] Dogwood Way, Antioch  
Assessor's Parcel No.: 074-421-020  
Case No.: CE1502-104

Dear Ms. Beverly,

We are in receipt of your written appeal regarding the Demand for Abatement Costs.

Please be advised your appeal is scheduled for **Thursday, April 30, 2015, at 3:00 p.m.** in the Council Chambers (across the breezeway from City Hall).

The Special Meeting 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