



**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

**THURSDAY, JULY 1, 2021  
3:00 P.M.**

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

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

**Notice of Opportunity to Address the Board of Administrative Appeals**

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

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

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

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

## **BOARD OF ADMINISTRATIVE APPEALS**

### **SPEAKERS' RULES**

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

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

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

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

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

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

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

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

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

## **NOTICE OF AVAILABILITY OF REPORTS**

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

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## **AGENDA**

### **3:00 P.M. ROLL CALL**

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

### **PLEDGE OF ALLEGIANCE**

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

### **1. CONSENT CALENDAR**

#### **A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR APRIL 1, 2021**

Recommended Action: Motion to approve the Minutes.

#### **B. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR JUNE 3, 2021 (NO QUORUM)**

Recommended Action: Motion to approve the Minutes.

#### **C. CODE ENFORCEMENT – APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS AND LIEN PROCESSING FEES FOR THE MONTHS OF FEBRUARY, MARCH, AND APRIL 2021**

Recommendation: The Board of Administrative Appeals shall confirm each assessment and the amount thereof, as proposed or as corrected and modified, and order it assessed against the property. The Board shall also direct that the same be recorded with the Contra Costa County Recorder's Office and thereafter the assessment shall constitute a special assessment and lien against the property.

## WRITTEN/ORAL COMMUNICATIONS

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

**Unpaid Citations for Board of Administrative Appeals-July 1, 2021**

AR	Case	APN	Amount	Lien Processing Fee	Site Address	Owner last	Owner first	Mailing address	Paid
AR163915	CE2103-068	067-202-001	\$433.00	\$296.00	1616 G ST	1616 G ST LLC		655 DUNHILL DR. DANVILLE, CA 94506	
AR163614	CE2005-228	075-262-009	\$333.00	\$303.00	2200 CANTO CT.	ARMENDARIZ	JOSE G & TAMRA M	7509 BRIGHTON DR. DUBLIN, CA 94568	
AR163813	CE2009-090	076-361-019	\$3,233.00	\$296.00	2212 JEFFERSON WAY	BICKFORD	KENT		
AR163459	CE2012-103	074-200-012	\$100.00	\$303.00	4008 CARLA CT.	BISHOP	DENISE M DELGADO JAMI E		
AR163149	CE2012-103	074-200-012	\$633.00		4008 CARLA CT.	BISHOP	DENISE M DELGADO		
AR163529	CE2102-024	052-302-004	\$333.00	\$296.00	4145 FOLSOM DR.	BLACKMON	DERIK		
AR163669	CE2102-024	052-302-004	\$733.00		4145 FOLSOM DR.	BLACKMON	DERIK		
AR163817	CE2102-024	052-302-004	\$1,233.00		4145 FOLSOM DR.	BLACKMON	DERIK		
AR163909	CE2103-159	056-320-026	\$733.00	\$296.00	5536 CEDAR POINT WAY	BROWN	MICHAEL SR		
AR163825	CE2103-159	056-320-026	\$333.00		5536 CEDAR POINT WAY	BROWN	MICHAEL SR		
AR163855	CM2010-001	066-172-006	\$233.00	\$296.00	40 W. 10TH ST.	CD DG ANTIOCH LLC		5317 INVERRARY DR. PLANO, TX 75093	
AR163458	CE2011-140	072-221-013	\$733.00	\$303.00	4030 ROCKFORD DR.	DAY	PAUL T & AMY G		
AR163523	CE2011-140	072-221-013	\$1,233.00		4030 ROCKFORD DR.	DAY	PAUL T & AMY G		
AR163844	CE2103-048	071-326-001	\$333.00	\$296.00	2913 ENEA WAY	DEAN	DAVID		
AR162846	CE2010-154	053-740-015	\$333.00	\$296.00	4660 HIDDEN GLEN DR.	DRIGHT	MORELL III		
AR162759	CE2010-154	053-740-015	\$733.00		4660 HIDDEN GLEN DR.	DRIGHT	MORELL III		
AR162874	CE2010-154	053-740-015	\$1,233.00		4660 HIDDEN GLEN DR.	DRIGHT	MORELL III		
AR162942	CE2010-154	053-740-015	\$1,233.00		4660 HIDDEN GLEN DR.	DRIGHT	MORELL III		
AR163914	CE2104-226	055-120-056	\$100.00	\$296.00	2428 HOOFTAIL WAY	EJIMADU	EMMANUEL I		
AR163904	CE2104-012	056-320-044	\$333.00	\$303.00	5533 SUNVIEW WAY	ERHARD	JAMES P LEGARDA ANN M		
AR163395	CE2008-369	067-032-004	\$1,733.00	\$296.00	804 W. 11TH ST.	GARCIA	JUAN DIEGO	1390 OAKLAND AVE. CONCORD, CA 94518	
AR163449	CE2002-204	076-202-029	\$1,233.00	\$296.00	2721 ENTRADA CIR.	GOMEZ GS ASSOC-	JUANA		
AR163526	CE2012-166	056-120-095	\$733.00	\$296.00	EMPIRE AVE.	JOINT VENTRUE 326118		PO BOX 790830 SAN ANTONIO, TX 78279-0830	

# Unpaid Citations for Board of Administrative Appeals-July 1, 2021

AR163619	CE2012-166	056-120-095	\$1,333.00		EMPIRE AVE. 5006 LEDGEWOOD CT	GS ASSOC- JOINT VENTRUE 326118		PO BOX 790830 SAN ANTONIO, TX 78279-0830
AR163851	CE2104-136	056-350-065	\$200.00	\$296.00		GU	JUNYAO KONG LINGYU	
AR163908	CE2104-136	056-350-065	\$333.00		5006 LEDGEWOOD CT	GU	JUNYAO KONG LINGYU	
AR163453	CE2009-024	053-181-003	\$733.00	\$296.00	4609 OAK MEADOW CT.	HARRIS	MATTHEW S	
AR163845	CE2009-024	053-181-003	\$1,233.00		4609 OAK MEADOW CT.	HARRIS	MATTHEW S	
AR164038	CE2103-173	076-502-027	\$333.00	\$296.00	2205 TYLER CT.	HELLSTROM	LAWRENCE T TRE	2030 HOLLY DR. CONCORD, CA 94521
AR163611	CE1910-320	065-085-008	\$433.00	\$296.00	109 E. 13TH ST.	HERNANDEZ	MARTIN	
AR163897	CE1910-320	065-085-008	\$1,233.00		109 E. 13TH ST.	HERNANDEZ	MARTIN	
AR163849	CE2104-173	052-351-002	\$100.00	\$296.00	3037 FERN GROVE WAY	HERNANDEZ	KARINA M	
AR163448	CE2012-255	053-560-049	\$1,408.00	\$296.00	4609 RIDGELINE DR.	IH6 PROPERTY		1717 MAIN ST DALLAS, TX 75201
AR163823	CE2103-157	056-280-006	\$333.00	\$296.00	5320 SUMMERFIELD DR	IH5 PROPERTY		1717 MAIN ST DALLAS, TX 75201
AR163920	CE2103-210	075-550-040	\$333.00	\$296.00	5260 JUDSONVILLE DR	LIM	KYMENG	
AR163921	CE2103-210	075-550-040	\$733.00		5260 JUDSONVILLE DR	LIM	KYMENG	
AR163907	CE2103-231	067-191-003	\$333.00	\$296.00	510 W 16TH ST	MAJOR	KENNETH H	PO BOX 5056 WALNUT CREEK, CA 94596
AR163826	CE2102-115	056-280-030	\$333.00	\$296.00	5416 SAN MARTIN WY.	MEGGERSON	TRACY A	
AR163675	CE2102-115	056-280-030	\$733.00		5416 SAN MARTIN WY.	MEGGERSON	TRACY A	
AR163822	CE2102-115	056-280-030	\$1,233.00		5416 SAN MARTIN WY	MEGGERSON	TRACY A	
AR163919	CE2101-154	055-050-022	\$333.00	\$296.00	1001 STONECREST DR	MENA	ANTHONY A	
AR164039	CE2103-174	076-514-006	\$100.00	\$296.00	2216 MEREDITH WAY	MEREDITH WAY LLC		14850 HWY 4 DISCOVERY BAY, CA 94505
AR164040	CE2103-174	076-514-006	\$733.00		2216 MEREDITH WAY	MEREDITH WAY LLC		14850 HWY 4 DISCOVERY BAY, CA 94505
AR163680	CE2102-244	056-082-013	\$333.00	\$296.00	4909 WESTWOOD WY.	MYERS	BRUCE	
AR163694	CE2103-180	053-254-009	\$1,000.00	\$303.00	4633 GOLDCREST WY.	OROZCO	JOSE A PARRA-FLORES VERONICA	
AR163537	CE2010-205	052-260-013	\$333.00	\$296.00	3439 BAYWOOD CIR.	ORTEGA	GABRIEL	
AR163765	CE2010-205	052-260-013	\$733.00		3439 BAYWOOD CIR.	ORTEGA	GABRIEL	

# Unpaid Citations for Board of Administrative Appeals-July 1, 2021

AR163899	CE2102-217	076-191-010	\$533.00	\$296.00	1220 BUCHANAN RD	OSORIO QUALITY INVESTMENT GROUP LLC	JAMIE BRUNO		
AR163763	CE2102-211	071-102-031	\$333.00	\$296.00	308 PUTNAM ST.			6660 LONE TREE WY. BRENTWOOD, CA 94513	
AR163895	CE2102-110	089-540-006	\$333.00	\$296.00	4032 HEATON CT	QUINTANA	ERNIE M		
AR163616	CE2009-288	075-241-005	\$333.00	\$296.00	2016 CERRO CT.	SABIN	DON B	2415 OLIVERA RD. #4 CONCORD, CA 94520	
AR163654	CE2009-288	075-241-005	\$733.00		2016 CERRO CT.	SABIN	DON B	2415 OLIVERA RD. #4 CONCORD, CA 94520	
AR163394	CE2007-173	066-221-008	\$4,233.00	\$303.00	1223 W 7TH ST.	SANDOVAL	JESUS MARIO & ANTONIA		
AR164027	CE2101-182	076-093-003	\$433.00	\$303.00	3121 RIO GRANDE DR	SELDEN	THOMAS N JR & DORIS		
AR163670	CM2009-007	076-432-023	\$2,199.00	\$296.00	2309 BUCHANAN RD.	SHARIFI	SAMMY	2292 RESERVE DR. BRENTWOOD, CA 94513	
AR163696	CM2009-007	076-432-023	\$3,699.00		2309 BUCHANAN RD.	SHARIFI	SAMMY	2292 RESERVE DR. BRENTWOOD, CA 94513	
AR163898	CM2009-007	076-432-023	\$3,699.00		2309 BUCHANAN RD.	SHARIFI	SAMMY	2292 RESERVE DR. BRENTWOOD, CA 94513	
AR163767	CM2103-003	056-011-043	\$333.00	\$296.00	4863 LONE TREE WAY	SHREEJI SAI ASSOCIATES LP		501 EASTON AVE. SAN BRUNO, CA 94066	
AR164024	CE2103-131	068-042-009	\$733.00	\$303.00	1925 ALPHA WAY	SINGH	NARESHWAR VISHAL KAUR BEERA	2817 E CASTLE PINES TER. DUBLIN CA 94568	
AR163916	CE2102-202	053-300-061	\$100.00	\$296.00	4741 COUNTRY HILLS DR	SONG	TAO	2254 SLOAT BLVD. SAN FRANCISCO, CA 94116	
AR163911	CE2104-141	055-310-002	\$733.00	\$296.00	1001 ROCKSPRING WAY	SWH 2017-1 BORROWER LP		8665 EAST HARTFORD DR SCOTSDALE AZ 85255	
AR164023	CE2104-141	055-310-002	\$100.00		1001 ROCKSPRING WAY	SWH 2017-1 BORROWER LP		8665 EAST HARTFORD DR SCOTSDALE AZ 85255	
AR163903	CE2104-015	056-320-045	\$333.00	\$296.00	5537 SUNVIEW WAY	THOMPSON	PERRY PAGE JOHNICE		
AR163613	CE2102-058	053-460-029	\$333.00	\$296.00	4620 FILLY CT.	THR CALIFORNIA LP		1717 MAIN ST DALLAS, TX 75201	
AR163677	CE2102-058	053-460-029	\$733.00		4620 FILLY CT.	THR CALIFORNIA LP		1717 MAIN ST DALLAS, TX 75201	
AR163812	CE2103-146	053-500-016	\$333.00	\$296.00	4737 BROOMTAIL CT	VIVEROS	FRANK		
AR164045	CE2010-324	074-222-010	\$433.00	\$303.00	2509 KENNEDY WAY	WADE	LA TAUSHA DENISE WADE LOREN JABBAR		
AR163819	CM2102-010	074-123-009	\$433.00	\$296.00	3215 FAIRVIEW DR	WEC97H-CALIF INVESTMENT TRUST		480 SCHOOL ST. FREMONT, CA 94536	
AR163846	CE2103-003	071-103-008	\$533.00	\$296.00	2904 PLUMLEIGH AVE	YESHAYAHU	AARON TRE	PO BOX 763 ORINDA, CA 94563	

# Unpaid Citations for Board of Administrative Appeals-July 1, 2021

AR162408	CE2010-037	053-590-018	\$433.00	\$303.00	2542 ASILOMAR DR.	YU	ZHEN YANG & HUI NA	120 TINGLEY ST. SAN FRANCISCO, CA 94112	
AR163151	CE2010-037	053-590-018	\$1,233.00		2542 ASILOMAR DR.	YU	ZHEN YANG & HUI NA	120 TINGLEY ST. SAN FRANCISCO, CA 94112	
TOTAL			\$56,552.00	\$14,278.00					
GRAND TOTAL			\$70,830.00						



**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

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

**April 1, 2021  
Meeting Conducted Remotely**

***The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease (COVID-19), held Board of Administrative Appeals meetings live stream (at <https://www.antiochca.gov/boaa/meeting/>). The Board of Administrative Appeals meeting was conducted utilizing Zoom Audio/Video Technology.***

Vice Chairperson Adeyemi called the meeting to order at 3:01 P.M. on Thursday, April 1, 2021.

**ROLL CALL:**

Present: Board Members Webster, Livingston and Vice Chairperson Adeyemi  
Absent: Board Members Goodbeer and Chairperson Simpson

Staff Present: City Attorney, Thomas Lloyd Smith  
Deputy City Clerk, Christina Garcia  
Minutes Clerk, Kitty Eiden  
Code Enforcement Manager, Curt Michael  
Code Enforcement Officer, Amanda Lunsford  
Associate Community Development Technician, Maria David

**PLEDGE OF ALLEGIANCE**

Vice Chairperson Adeyemi led the Pledge of Allegiance.

**PUBLIC COMMENT - None**

**1. CONSENT CALENDAR**

**A. APPROVAL OF ADMINISTRATIVE APPEALS MINUTES FOR FEBRUARY 4, 2021**

On motion by Board Member Livingston, seconded by Board Member Webster, the Board of Administrative Appeals approved the Minutes for February 4, 2021. The motion carried the following vote:

Ayes: Webster, Livingston, Adeyemi

Absent: Goodbeer, Simpson

**B. CODE ENFORCEMENT APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & LIEN PROCESSING FEES FOR THE MONTH OF DECEMBER 2020 AND JANUARY 2021**

On motion by Board Member Webster, seconded by Board Member Livingston, the Board of Administrative Appeals confirmed each assessment and the amount thereof, as proposed or as corrected and modified, and order it assessed against the property in the amount of \$82,004.00. The Board also directed that the same be recorded with the Contra Costa County Recorder's Office. The motion carried the following vote:

Ayes: Webster, Livingston, Adeyemi

Absent: Goodbeer, Simpson

## **2. REGULAR AGENDA**

### **OATH for all intending to testify**

Acting City Clerk Eiden administered the Oath for all those intending to testify.

- A. CASE NO. CE2009-238 / ADMINISTRATIVE CITATION NO. 28339 – APPEAL FILED BY DONALD PAULSON, PROPERTY LOCATION AT 326 NASH AVENUE, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODES: §5-1.202(A)(1)(a); §5-1.202(D)(2); §5-1.201.1.**

City Attorney Smith discussed the manner in which the hearing would be conducted.

Code Enforcement Officer Lunsford presented the staff report dated March 9, 2021 recommending the Board of Administrative Appeals uphold Citation #28339 in the amount of \$533, including a \$233 reinspection fee, for ongoing violations of Antioch Municipal Code sections 5-1.202(A)(1)(a); 5-1.202(D)(2); 5-1.201.1.

In response to Board Member Livingston, Code Enforcement Officer Lunsford clarified that she reinspected the property for compliance today and no new citations were issued; however, there were violations that remained on the property. She commented that citation #28339 remained open for Antioch Municipal Code (AMC) violations.

In response to Board Member Webster, Code Enforcement Officer Lunsford explained that vehicles were removed from the property in the appropriate amount of time.

### **APPELLANT**

Mr. Paulson stated that he had asked Code Enforcement to provide him with Antioch Municipal Codes (AMC) pertaining to the violations. He commented that he was told he was not allowed to have a trailer or commercial truck on his property. He stated that he believed his citations did not fall under the AMC because equipment was on paved concrete/pavers within the backyard. He noted that the AMC did not address items within public view. He stated he never received a copy of the AMC related to commercial vehicles or a verification that Code Enforcement Officers were certified inspectors.

Code Enforcement Manager Michael clarified that the AMC stated RVs stored on your property had to be in the rear or side yard, on a paved surface and behind a 6-foot opaque fence. He

noted Mr. Paulson was issued the notice of violation and subsequent citation for a trailer stored in public view. In referencing the unpaved surface violation, he noted photographs presented showed the unpaved surface was a piece of plywood. He stated the photos also showed a trailer stored in the rear of the property beyond the concrete surface. Regarding the commercial vehicle, he noted a large utility truck that the appellant used for work needed to be located out of public view.

In response to Board Member Webster, Code Enforcement Manager Michael stated that a citation was issued for three violations on the property, and reiterated that as of today, the property remained out of compliance. He confirmed that the trailer had been removed; however, the citation would still stand, and they would close out that portion of the case. He noted that violation for miscellaneous debris remained. He further noted that during the inspection today, a commercial vehicle was on the property, but they had not taken any enforcement action as they were waiting the outcome of this hearing. He confirmed that the unpaved surface and trailer violations had been corrected.

Board Member Webster questioned why miscellaneous debris remained on the property.

Mr. Paulson responded that there was no debris or truck on the property and a plywood surface did not exist. He clarified that the surface was brick and concrete.

In response to Board Member Webster, Code Enforcement Manager Michael reported when conducting the inspection on December 15, 2021, there was debris on the side of the trailer which was located on a raised platform of plywood.

Board Member Webster suggested Code Enforcement enhance the quality of the photos and provide multiple angles.

In response to Vice Chairperson Adeyemi, Code Enforcement Lunsford reiterated that as of today the utility vehicle was moved.

Mr. Paulson commented that his issue was that he had not been provided information regarding the City's requirement that the trailer must be located behind a fence and he explained that he could not fence the yard because it was a shared driveway. He noted the trailer was 150-feet down the driveway and the AMC did not require it to be located out of public view. He stated the trailer had always been located on concrete and equipment stored on the property, was in the backyard on concrete.

City Attorney Smith read into the record section 5-1-202 (A)(1)(a), of the AMC and Code Enforcement confirmed it was the section of the Municipal Code that was applied.

Code Enforcement Manager Michael commented that the exception stated that a recreational vehicle could be stored in the rear or side yard behind a 6-foot opaque fence. He noted the argument that a fence cannot be installed did not negate the City's code. He further noted the solution was to remove the vehicle from the property.

Vice Chairperson Adeyemi asked if a work truck parked on the property not being used would be a violation if it was a result of having no business during COVID-19.

Code Enforcement Manager Michael clarified that a citation was not issued for the truck. He stated the fines were based on the condition of the property in December 2020.

In response to Board Member Livingston, Code Enforcement Manager Michael stated as of today, Mr. Paulson had an outstanding violation for the miscellaneous debris that remained on the property, which fell within AMC section 5-1.202.

In response to City Attorney Smith, Mr. Paulson stated he understood that he needed to remedy the ongoing violation to protect himself from further citations. He reiterated that paperwork sent to him did not indicate that the trailer needed to be out of public view or behind a fence.

City Attorney Smith clarified that Code Enforcement was raising the issue of a fence because it was an exception that could be used to avoid a violation of the code.

Code Enforcement Manager Michael stated he had sent Mr. Paulson documents via email and regular mail and he had had numerous phone calls with him prior to the hearing explaining the issues that were before the Board today. He summarized the timeline of events resulting in the citation.

Vice Chairperson Adeyemi commented that the City did not want to issue citations they would rather residents comply with the AMC.

Mr. Paulson reiterated that the information given to him did not discuss fencing of the property.

Board Member Webster made a motion to adjust the fine amounts to \$0 for the unpaved surface and \$0 for the trailer leaving the total due in the amount of \$333.00.

Speaking to the motion, Board Member Webster stated that because the trailer and unpaved surface violations had been corrected, he believed it was reasonable cause to reduce the fine.

City Attorney Smith clarified that the evaluation of the property took place at the time the citation was issued and the question before the Board was did Code Enforcement properly cite the individual, at that time.

Board Member Webster responded that he believed Code Enforcement did their job; however, corrective action was made after the fact, so he was seeking to adjust the fine amount to \$0 for the trailer and unpaved surface citations.

Board Member Livingston commented that the trailer was removed after the citation. She noted the debris/equipment remained in public view, so those violations had not been mitigated. She further noted this issue would require another inspection to confirm compliance.

The previous motion to adjust the fine amounts to \$0 for the unpaved surface and trailer leaving the total due in the amount of \$333.00, died for the lack of a second.

On motion by Board Member Livingston, seconded by Vice Chairperson Adeyemi, the Board of Administrative Appeals denied the appeal upholding Citation #28339 in the amount of \$533, including a \$233 reinspection fee, for ongoing violations of Antioch Municipal Code sections 5-1.202(A)(1)(a); 5-1.202(D)(2); 5-1.201.1. The motion carried the following vote:

Ayes: Livingston, Adeyemi

Abstain: Webster

Absent: Goodbeer, Simpson

**PUBLIC COMMENTS** – None

**WRITTEN/ORAL COMMUNICATIONS** – None

### **ADJOURNMENT**

On motion by Board Member Livingston, seconded by Board Member Webster the Board of Administrative Appeals unanimously adjourned the meeting at 4:01 P.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

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

**June 3, 2021  
Meeting Conducted Remotely**

***The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease (COVID-19), held Board of Administrative Appeals meetings live stream (at <https://www.antiochca.gov/boaa/meeting/>). The Board of Administrative Appeals meeting was conducted utilizing Zoom Audio/Video Technology.***

Present: Board Members Livingston and Vice Chairperson Adeyemi  
Absent: Board Members Goodbeer, Webster and Chairperson Simpson

Staff Present: City Attorney, Thomas Lloyd Smith  
Deputy City Clerk, Christina Garcia  
Acting City Clerk, Kitty Eiden  
Associate Community Development Technician, Maria David

Acting City Clerk Eiden announced that due to the lack of a quorum, the meeting would be continued to a future date.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk



**STAFF REPORT TO THE BOARD OF ADMINISTRATIVE APPEALS FOR  
CONSIDERATION AT THE HEARING ON JULY 1, 2021**

**Prepared by:** Curt Michael, Code Enforcement Manager *C. Michael*  
**Date:** June 22, 2021  
**Subject:** Approval of the Levy of Special Assessments on Certain Properties for Unpaid Administrative Citations & Lien Processing Fees for the Months of FEBRUARY, MARCH & APRIL, 2021.

**RECOMMENDATION**

The Board of Administrative Appeals shall confirm each assessment and the amount thereof, as proposed or as corrected and modified, and order it assessed against the property (Attachment "A"). The Board shall also direct that the same be recorded with the Contra Costa County 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 FEBRUARY, MARCH & APRIL in the grand total amount of **\$70,830.00.**

**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

**Unpaid Citations for Board of Administrative Appeals-July 1, 2021**

AR	Case	APN	Amount	Lien Processing Fee	Site Address	Owner last	Owner first	Mailing address	Paid
AR163915	CE2103-068	067-202-001	\$433.00	\$296.00	1616 G ST	1616 G ST LLC		655 DUNHILL DR. DANVILLE, CA 94506	
AR163614	CE2005-228	075-262-009	\$333.00	\$303.00	2200 CANTO CT.	ARMENDARIZ	JOSE G & TAMRA M	7509 BRIGHTON DR. DUBLIN, CA 94568	
AR163813	CE2009-090	076-361-019	\$3,233.00	\$296.00	2212 JEFFERSON WAY	BICKFORD	KENT		
AR163459	CE2012-103	074-200-012	\$100.00	\$303.00	4008 CARLA CT.	BISHOP	DENISE M DELGADO JAMI E		
AR163149	CE2012-103	074-200-012	\$633.00		4008 CARLA CT.	BISHOP	DENISE M DELGADO		
AR163529	CE2102-024	052-302-004	\$333.00	\$296.00	4145 FOLSOM DR.	BLACKMON	DERIK		
AR163669	CE2102-024	052-302-004	\$733.00		4145 FOLSOM DR.	BLACKMON	DERIK		
AR163817	CE2102-024	052-302-004	\$1,233.00		4145 FOLSOM DR.	BLACKMON	DERIK		
AR163909	CE2103-159	056-320-026	\$733.00	\$296.00	5536 CEDAR POINT WAY	BROWN	MICHAEL SR		
AR163825	CE2103-159	056-320-026	\$333.00		5536 CEDAR POINT WAY	BROWN	MICHAEL SR		
AR163855	CM2010-001	066-172-006	\$233.00	\$296.00	40 W. 10TH ST.	CD DG ANTIOCH LLC		5317 INVERRARY DR. PLANO, TX 75093	
AR163458	CE2011-140	072-221-013	\$733.00	\$303.00	4030 ROCKFORD DR.	DAY	PAUL T & AMY G		
AR163523	CE2011-140	072-221-013	\$1,233.00		4030 ROCKFORD DR.	DAY	PAUL T & AMY G		
AR163844	CE2103-048	071-326-001	\$333.00	\$296.00	2913 ENEA WAY	DEAN	DAVID		
AR162846	CE2010-154	053-740-015	\$333.00	\$296.00	4660 HIDDEN GLEN DR.	DRIGHT	MORELL III		
AR162759	CE2010-154	053-740-015	\$733.00		4660 HIDDEN GLEN DR.	DRIGHT	MORELL III		
AR162874	CE2010-154	053-740-015	\$1,233.00		4660 HIDDEN GLEN DR.	DRIGHT	MORELL III		
AR162942	CE2010-154	053-740-015	\$1,233.00		4660 HIDDEN GLEN DR.	DRIGHT	MORELL III		
AR163914	CE2104-226	055-120-056	\$100.00	\$296.00	2428 HOOFTAIL WAY	EJIMADU	EMMANUEL I		
AR163904	CE2104-012	056-320-044	\$333.00	\$303.00	5533 SUNVIEW WAY	ERHARD	JAMES P LEGARDA ANN M		
AR163395	CE2008-369	067-032-004	\$1,733.00	\$296.00	804 W. 11TH ST.	GARCIA	JUAN DIEGO	1390 OAKLAND AVE. CONCORD, CA 94518	
AR163449	CE2002-204	076-202-029	\$1,233.00	\$296.00	2721 ENTRADA CIR.	GOMEZ GS ASSOC-	JUANA		
AR163526	CE2012-166	056-120-095	\$733.00	\$296.00	EMPIRE AVE.	JOINT VENTRUE 326118		PO BOX 790830 SAN ANTONIO, TX 78279-0830	



# Unpaid Citations for Board of Administrative Appeals-July 1, 2021

AR163619	CE2012-166	056-120-095	\$1,333.00		EMPIRE AVE. 5006 LEDGEWOOD CT.	GS ASSOC- JOINT VENTRUE 326118		PO BOX 790830 SAN ANTONIO, TX 78279-0830
AR163851	CE2104-136	056-350-065	\$200.00	\$296.00	5006 LEDGEWOOD CT.	GU	JUNYAO KONG LINGYU	
AR163908	CE2104-136	056-350-065	\$333.00		5006 LEDGEWOOD CT.	GU	JUNYAO KONG LINGYU	
AR163453	CE2009-024	053-181-003	\$733.00	\$296.00	4609 OAK MEADOW CT.	HARRIS	MATTHEW S	
AR163845	CE2009-024	053-181-003	\$1,233.00		4609 OAK MEADOW CT.	HARRIS	MATTHEW S	
AR164038	CE2103-173	076-502-027	\$333.00	\$296.00	2205 TYLER CT.	HELLSTROM	LAWRENCE T TRE	2030 HOLLY DR. CONCORD, CA 94521
AR163611	CE1910-320	065-085-008	\$433.00	\$296.00	109 E. 13TH ST.	HERNANDEZ	MARTIN	
AR163897	CE1910-320	065-085-008	\$1,233.00		109 E. 13TH ST.	HERNANDEZ	MARTIN	
AR163849	CE2104-173	052-351-002	\$100.00	\$296.00	3037 FERN GROVE WAY	HERNANDEZ	KARINA M	
AR163448	CE2012-255	053-560-049	\$1,408.00	\$296.00	4609 RIDGELINE DR.	IH6 PROPERTY WEST LP		1717 MAIN ST DALLAS, TX 75201
AR163823	CE2103-157	056-280-006	\$333.00	\$296.00	5320 SUMMERFIELD DR	IH5 PROPERTY WEST LP		1717 MAIN ST DALLAS, TX 75201
AR163920	CE2103-210	075-550-040	\$333.00	\$296.00	5260 JUDSONVILLE DR	LIM	KYMENG	
AR163921	CE2103-210	075-550-040	\$733.00		5260 JUDSONVILLE DR	LIM	KYMENG	
AR163907	CE2103-231	067-191-003	\$333.00	\$296.00	510 W 16TH ST	MAJOR	KENNETH H	PO BOX 5056 WALNUT CREEK, CA 94596
AR163826	CE2102-115	056-280-030	\$333.00	\$296.00	5416 SAN MARTIN WY.	MEGGERSON	TRACY A	
AR163675	CE2102-115	056-280-030	\$733.00		5416 SAN MARTIN WY.	MEGGERSON	TRACY A	
AR163822	CE2102-115	056-280-030	\$1,233.00		5416 SAN MARTIN WY.	MEGGERSON	TRACY A	
AR163919	CE2101-154	055-050-022	\$333.00	\$296.00	1001 STONECREST DR	MENA	ANTHONY A	
AR164039	CE2103-174	076-514-006	\$100.00	\$296.00	2216 MEREDITH WAY	MEREDITH WAY LLC		14850 HWY 4 DISCOVERY BAY, CA 94505
AR164040	CE2103-174	076-514-006	\$733.00		2216 MEREDITH WAY	MEREDITH WAY LLC		14850 HWY 4 DISCOVERY BAY, CA 94505
AR163680	CE2102-244	056-082-013	\$333.00	\$296.00	4909 WESTWOOD WY.	MYERS	BRUCE	
AR163694	CE2103-180	053-254-009	\$1,000.00	\$303.00	4633 GOLDCREST WY.	OROZCO	JOSE A PARRA- FLORES VERONICA	
AR163537	CE2010-205	052-260-013	\$333.00	\$296.00	3439 BAYWOOD CIR.	ORTEGA	GABRIEL	
AR163765	CE2010-205	052-260-013	\$733.00		3439 BAYWOOD CIR.	ORTEGA	GABRIEL	

# Unpaid Citations for Board of Administrative Appeals-July 1, 2021

AR163899	CE2102-217	076-191-010	\$533.00	\$296.00	1220 BUCHANAN RD	OSORIO QUALITY INVESTMENT GROUP LLC	JAIME BRUNO		
AR163763	CE2102-211	071-102-031	\$333.00	\$296.00	308 PUTNAM ST.	QUINTANA	ERNIE M	6660 LONE TREE WY. BRENTWOOD, CA 94513	
AR163895	CE2102-110	089-540-006	\$333.00	\$296.00	4032 HEATON CT	SABIN	DON B	2415 OLIVERA RD. #4 CONCORD, CA 94520	
AR163616	CE2009-288	075-241-005	\$333.00	\$296.00	2016 CERRO CT.	SABIN	DON B	2415 OLIVERA RD. #4 CONCORD, CA 94520	
AR163654	CE2009-288	075-241-005	\$733.00		2016 CERRO CT.	SABIN	DON B	2415 OLIVERA RD. #4 CONCORD, CA 94520	
AR163394	CE2007-173	066-221-008	\$4,233.00	\$303.00	1223 W 7TH ST.	SANDOVAL	JESUS MARIO & ANTONIA		
AR164027	CE2101-182	076-093-003	\$433.00	\$303.00	3121 RIO GRANDE DR.	SELDEN	THOMAS N JR & DORIS	2292 RESERVE DR. BRENTWOOD, CA 94513	
AR163670	CM2009-007	076-432-023	\$2,199.00	\$296.00	2309 BUCHANAN RD.	SHARIFI	SAMMY	2292 RESERVE DR. BRENTWOOD, CA 94513	
AR163696	CM2009-007	076-432-023	\$3,699.00		2309 BUCHANAN RD.	SHARIFI	SAMMY	2292 RESERVE DR. BRENTWOOD, CA 94513	
AR163898	CM2009-007	076-432-023	\$3,699.00		2309 BUCHANAN RD.	SHARIFI	SAMMY	2292 RESERVE DR. BRENTWOOD, CA 94513	
AR163767	CM2103-003	056-011-043	\$333.00	\$296.00	4863 LONE TREE WAY	SHREEJI SAI ASSOCIATES LP		501 EASTON AVE. SAN BRUNO, CA 94066	
AR164024	CE2103-131	068-042-009	\$733.00	\$303.00	1925 ALPHA WAY	SINGH	NARESHWAR VISHAL KAUR BEERA	2817 E CASTLE PINES TER. DUBLIN CA 94568	
AR163916	CE2102-202	053-300-061	\$100.00	\$296.00	4741 COUNTRY HILLS DR	SONG	TAO	2254 SLOAT BLVD. SAN FRANCISCO, CA 94116	
AR163911	CE2104-141	055-310-002	\$733.00	\$296.00	1001 ROCKSPRING WAY	SWH 2017-1 BORROWER LP		8665 EAST HARTFORD DR SCOTTSDALE AZ 85255	
AR164023	CE2104-141	055-310-002	\$100.00		1001 ROCKSPRING WAY	SWH 2017-1 BORROWER LP		8665 EAST HARTFORD DR SCOTTSDALE AZ 85255	
AR163903	CE2104-015	056-320-045	\$333.00	\$296.00	5537 SUNVIEW WAY	THOMPSON	PERRY PAGE JOHNICE		
AR163613	CE2102-058	053-460-029	\$333.00	\$296.00	4620 FILLY CT.	THR CALIFORNIA LP		1717 MAIN ST DALLAS, TX 75201	
AR163677	CE2102-058	053-460-029	\$733.00		4620 FILLY CT.	THR CALIFORNIA LP		1717 MAIN ST DALLAS, TX 75201	
AR163812	CE2103-146	053-500-016	\$333.00	\$296.00	4737 BROOMTAIL CT	VIVEROS	FRANK		
AR164045	CE2010-324	074-222-010	\$433.00	\$303.00	2509 KENNEDY WAY	WADE	LA TAUSHA DENISE WADE LOREN JABBAR		
AR163819	CM2102-010	074-123-009	\$433.00	\$296.00	3215 FAIRVIEW DR 2904 PLUMLEIGH AVE	WEC97H-CALIF INVESTMENT TRUST		480 SCHOOL ST. FREMONT, CA 94536	
AR163846	CE2103-003	071-103-008	\$533.00	\$296.00		YESHAYAHU	AARON TRE	PO BOX 763 ORINDA, CA 94563	

# Unpaid Citations for Board of Administrative Appeals-July 1, 2021

AR162408	CE2010-037	053-590-018	\$433.00	\$303.00	2542 ASILOMAR DR.	YU	ZHEN YANG & HUI NA	120 TINGLEY ST. SAN FRANCISCO, CA 94112	
AR163151	CE2010-037	053-590-018	\$1,233.00		2542 ASILOMAR DR.	YU	ZHEN YANG & HUI NA	120 TINGLEY ST. SAN FRANCISCO, CA 94112	
TOTAL			\$56,552.00	\$14,278.00					
GRAND TOTAL			\$70,830.00						