

**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

**Council Chambers  
200 "H" Street**

**NOVEMBER 3, 2016  
3:00 P.M.**

**3:00 P.M.     ROLL CALL**     Deborah Simpson, Chairperson  
Frederick Rouse, Vice Chairperson  
Andrew Schleder  
Ademuyiwa "Ade" Adeyemi  
Martin T. Gonsalves  
April Ussam-Lemmons, Alternate

**PLEDGE OF ALLEGIANCE**

**1.     CONSENT CALENDAR**

**A.     APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR JULY 7, 2016**

Recommended Action:     Motion to approve the minutes

STAFF REPORT

**B.     APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR  
SEPTEMBER 1, 2016**

Recommended Action:     Motion to approve the minutes

STAFF REPORT

**C.     APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR OCTOBER 6,  
2016**

Recommended Action:     Motion to approve the minutes

STAFF REPORT

## **CONSENT CALENDAR - Continued**

### **D. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR THE MONTH OF AUGUST 2016**

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

### **2. REGULAR AGENDA**

**OATH** for all intending to testify

### **A. CASE NO. CD1606-057/ APN NO. 066-032-020/ AR146370 – APPEAL NOTICE OF INTENT TO RECORD A LIEN ASSESSMENT ISSUED TO GEORGE STAMM, 505 B STREET, 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**

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

**July 7, 2016  
Council Chambers**

Vice Chairperson Rouse called the meeting to order at 3:00 P.M. on Thursday, July 7, 2016 in the Council Chambers.

**ROLL CALL:**

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

Staff Present: City Clerk, Arne Simonsen  
Minutes Clerk, Kitty Eiden  
Code Enforcement Assistant, Denise Skaggs  
Interim Code Enforcement Manager, Mike Aguirre

**PLEDGE OF ALLEGIANCE**

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

**1. CONSENT CALENDAR**

**A. APPROVAL OF ADMINISTRATIVE APPEALS MINUTES FOR JUNE 2, 2016**

On motion by Board Member Adeyemi, seconded by Board Member Schleder, the Board of Administrative Appeals approved the Minutes for June 2, 2016. The motion carried the following vote:

*Ayes: Adeyemi, Rouse, Schleder*

*Absent: Simpson, Gonsalves*

**B. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR THE MONTHS OF APRIL AND MAY 2016**

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

*Ayes: Adeyemi, Rouse, Schleder*

*Absent: Simpson, Gonsalves*

**PUBLIC COMMENTS** - None

**WRITTEN/ORAL COMMUNICATIONS** - None

**ADJOURNMENT**

Vice Chairperson Rouse adjourned the Administrative Board of Appeals meeting at 3:03 P.M. to the next regularly scheduled meeting on August 4, 2016.

Respectfully Submitted,

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Kitty Eiden  
Minutes Clerk

**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

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

**September 1, 2016  
Council Chambers**

Chairperson Simpson called the meeting to order at 3:00 P.M. on Thursday, September 1, 2016 in the Council Chambers.

**ROLL CALL:**

Present: Board Members Rouse, Adeyemi, Ussam-Lemmons, (Alternate) and Chairperson Simpson

Absent: Board Member Gonsalves and Schleder

Staff Present: City Clerk, Arne Simonsen  
Code Enforcement Assistant, Denise Skaggs  
Interim Code Enforcement Manager, Mike Aguirre  
Code Enforcement Officer, Justine Sidie  
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 JULY 7, 2016**

A motion was made by Board Member Rouse, seconded by Board Member Adeyemi to approve the July 7, 2016 Minutes. The motion carried the following vote:

Ayes: Adeyemi and Rouse  
Abstain: Ussam-Lemmons and Simpson  
Absent: Gonsalves and Schleder

*Due to the lack of members present to vote in the majority, this item will be continued to the next meeting.*

**B. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR THE MONTH OF JUNE 2016**

Code Enforcement Assistant Skaggs gave an overview of steps taken by staff prior to the recommendation to request the levy of special assessments. She also discussed the process to release the lien once placed on a property.

On motion by Board Member Adeyemi, seconded by Board Member Rouse, 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. The Board also directed that the same be recorded with the Contra Costa County Recorder's Office. The motion carried the following vote:

*Ayes: Adeyemi, Rouse, Simpson    Abstain: Ussam-Lemmons    Absent: Gonsalves, Schleder*

**PUBLIC COMMENTS** - None

**WRITTEN/ORAL COMMUNICATIONS** - None

**ADJOURNMENT**

Chairperson Simpson adjourned the Administrative Board of Appeals meeting at 3:09 P.M. to the next regularly scheduled meeting on October 6, 2016.

Respectfully Submitted,

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Kitty Eiden  
Minutes Clerk

**BOARD OF ADMINISTRATIVE APPEALS  
ADMINISTRATIVE REVIEW PANEL**

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

**October 6, 2016  
Council Chambers**

Chairperson Simpson called the meeting to order at 3:02 P.M. on Thursday, October 6, 2016 in the Council Chambers.

**ROLL CALL:**

Present: Board Members Schleder, Gonsalves, Ussam-Lemmons and Chairperson Simpson

Absent: Board Members Rouse, Adeyemi

Staff Present: Interim Code Enforcement Manager, Mike Aguirre  
Deputy City Clerk, Christina Garcia  
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 SEPTEMBER 1, 2016**

A motion was made by Board Member Ussam-Lemmons, seconded by Board Member Gonsalves to approve the September 1, 2016 Minutes. The motion carried the following vote:

Ayes: Ussam-Lemmons and Simpson

Abstain: Gonsalves and Schleder

Absent: Rouse and Adeyemi

*Due to the lack of members present to vote in the majority, this item will be continued to the next meeting.*

**B. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR THE MONTH OF JULY 2016**

Interim Code Enforcement Manager Aguirre stated there was a revised staff report dated October 6, 2016 as the property owner Barbara Stamm at 505 "B" Street requested to appear to appeal; therefore, that case was postponed until November.

**BOARD OF ADMINISTRATIVE APPEALS****Regular Meeting****October 6, 2016****Page 2 of 2**

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In response to Board Member Ussam-Lemmons, Code Enforcement Manager Aguirre reviewed the process for noticing, citing, abating, and levying special assessments. He noted their ultimate goal was compliance.

Chairperson Simpson added that when a citation was appealed, the Board would receive a copy of the citation with an explanation of the violation.

On motion by Board Member Schleder, seconded by Board Member Gonsalves, 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.

**PUBLIC COMMENTS** - None

**WRITTEN/ORAL COMMUNICATIONS** - None

**ADJOURNMENT**

Chairperson Simpson adjourned the Administrative Board of Appeals meeting at 3:16 P.M. to the next regularly scheduled meeting on November 3, 2016.


Respectfully Submitted,

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Kitty Eiden  
Minutes Clerk



**STAFF REPORT TO THE BOARD OF ADMINISTRATIVE APPEALS  
FOR CONSIDERATION AT THE HEARING ON NOVEMBER 3, 2016**

**Prepared by:** Mike Aguirre, Interim Code Enforcement Manager   
**Date:** October 24, 2016  
**Subject:** Approval of the Levy of Special Assessments on Certain Properties for Unpaid Administrative Citations & Abatements for the Month of August, 2016

**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 month of August, 2016, in the amount of **\$11,530.13**

**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 - NOVEMBER 3, 2016

**ATTACHMENT A**

[illegible]

**STAFF REPORT TO THE BOARD OF ADMINISTRATIVE APPEALS  
FOR CONSIDERATION AT THE HEARING ON NOVEMBER 3, 2016**

**DATE:** Regular Meeting of November 3, 2016  
**TO:** Members of the Administrative Appeals Board  
**SUBMITTED BY:** Taylor Lopez, Code Enforcement Officer  
**APPROVED BY:** Forrest Ebbs, Community Development Director  
**SUBJECT:** Appeal of lien process for case CD1606-057

**REQUEST:**

Mr. George Stamm request a hearing to appeal the notice of intent to record a lien for unpaid fees and fines related to Code Enforcement case CD1606-057.

Antioch Municipal Code Sections:

§ 5-1.202 SPECIFIC NUISANCES PROHIBITED.

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

And

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

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

**BACKGROUND INFORMATION:**

- 1) On June 9, 2016 I was at this location and observed that the vegetation along the wall/fence line was overgrown and encroaching on the public right-of-way. A Notice of Violation was issued for the overgrown vegetation encroaching on the public right-of-way; the notice was posed on the fence in the front of the property and photos were taken (See attached A). The notice was also

mailed to the recorded property owner Stamm, George F & Barbara at 505 B Street Antioch, CA 94509-1202 (Property owner)(See Attached B).

- 2) On June 21, 2016 I received a call from George Stamm (925-437-1583) stating that he could not read the copy of the notice that was posted to the fence. I returned the call and left a voicemail explaining the violation and how to correct it.
- 3) On June 28, 2016 I left another voicemail for George Stamm (925-437-1583) regarding the overgrown vegetation and that it needed to be trimmed off the public right-of way so that pedestrians could pass freely on the sidewalk with no encroachments.
- 4) On July 13, 2016 I was at the location for a re-inspection. At that time the vegetation remained overgrown and encroaching on the public right-of-way. Citation #25868 was issued for \$100 along with a \$200 re-inspection fee. The citation and re-inspection fee were mailed to the recorded property owner. Photos were taken at the time of inspection (See attachment C).
- 5) On August 25, 2016 I was at this location for a re-inspection. At that time the vegetation had been trimmed back off of the sidewalk in the areas around the trees. The case was closed as the violation had been corrected. Photos were taken at that time (See attached D).
- 6) On August 2, 2016 the Finance Department sent invoice number AR146370 for a total of \$310 for citation number 25868, late charge, and re-inspection fee. Invoice was mailed to the property owner. (See attached E)
- 7) On September 27, 2016 a Notice of Intent to Record Lien for outstanding fees and fines was mailed to the property owner. (See attached F)
- 8) On October 3, 2016 the request to appeal fines and intent to record a lien was received from the property owner. (See attached G)
- 9) On October 4, 2016 a response to the request for an appeals hearing stating that the appeal had been scheduled for November 3, 2016 was mailed to the property owner. (See attached H)

#### **ATTACHMENTS:**

A: Notice of Violation and inspection photos from June 6, 2016

B: Contra Costa County Assessor's property detail report

C: Citation #25868, re-inspection fee and inspection photos from July 13, 2016

D: Inspection photos from August 25, 2016

E: Invoice # AR146370

F: Notice of Intent to Record Lien

G: Request for an appeal from the property owner

H: Response letter to the request for an appeals hearing





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

To: Stamm George F & Barbara  
 Location of property: 505 B St Antioch CA 94509  
 APN: 066-032-020 Date of Inspection: 6/9/16 Case #: CD1616-057

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:

- ☐ 4-16.03 Major automotive repairs in a residential district in public view
- ☐ 5-1.202 (A1 a) Property inadequately maintained (inoperable equipment, junk, rubbish, building materials, and containers) in public view
- ☒ 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
- ☐ 5-1.202(B) Building or structures in a state of disrepair including walls, fences, signs, retaining walls, which are broken, deteriorated
- ☐ 5-1.202(D) Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof including watercrafts
- ☐ 5-1.202(D)(2) Parking on unimproved surface.
- ☐ 5-1.403 Property owner shall not permit property that has been defaced with graffiti to remain
- ☐ 8-1.02 Building permits required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, occupy or maintain
- ☐ 9-5.1210 Tree branches shall be trimmed at least 7 feet over the sidewalk and 14 feet over the street
- ☐ 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
- ☐ 5-1.202(c)(1) Abandoned/unsecured or partially constructed buildings.
- ☒ 7-2.623 No encroachment of any nature shall be permitted within the public right-of-way.
- ☐ Other:
- ☐ 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 \$150.00 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: Trim vegetation/bushes so that they do not obstruct or encroach on the public right of way (sidewalk/street)

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: 6/19/16 Request building permit(s) by: N/A  
 Officer: T. Lopez Phone: 925-779-1448 Date: 6/9/16  
 White - File / Yellow - Owner / Pink - Post

Community Development Department





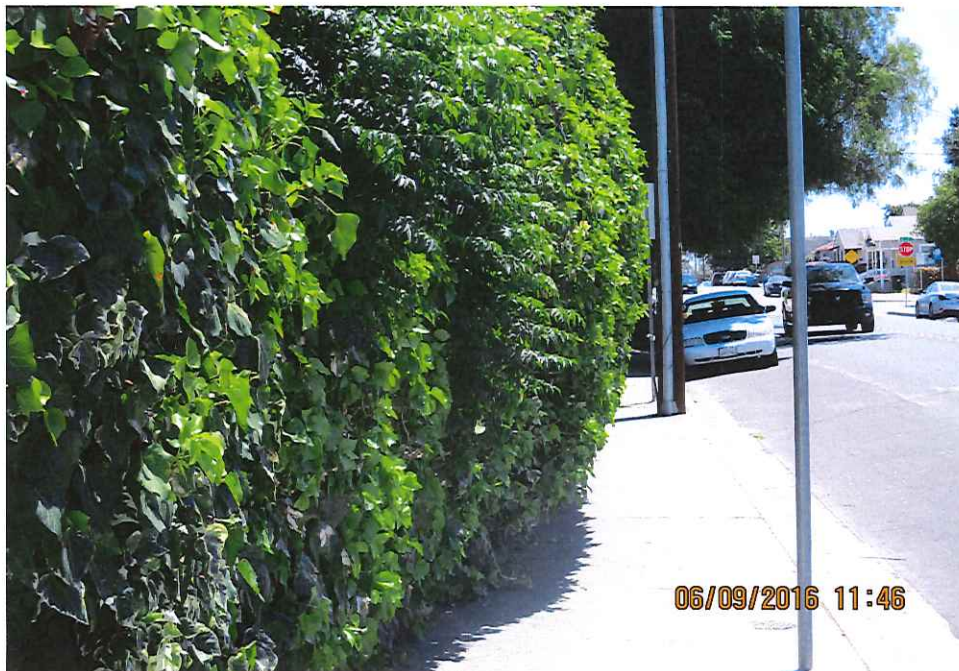
















06/09/2016 11:48

**Property Detail**

Contra Costa, CA GUS KRAMER, ASSESSOR

Parcel # (APN): **066-032-020-1**Use Description: **RESID. SINGLE FAMILY**

Parcel Status:

Owner Name: **STAMM GEORGE F & BARBARA**Mailing Address: **505 B ST ANTIOCH CA 94509-1202**Situation Address: **505 B ST ANTIOCH CA 94509-1202 C004**

Legal

Description: **TOWN OF ANTIOCH POR BLK 105****ASSESSMENT**Total Value: **\$144,516**Use Code: **14**

Zoning:

Land Value: **\$46,632**Tax Rate Area: **001144**Census Tract: **3050.00/1**Impr Value: **\$97,884**Year Assd: **2015**

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved **67%**

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>02/18/1998</b> | <b>12/30/1994</b> | <b>04/07/1981</b> | <b>02/18/1998</b> |
| Recorded Doc #:          | <b>31867</b>      | <b>305530</b>     | <b>10271-940</b>  | <b>31867</b>      |
| Recorded Doc Type:       |                   |                   |                   |                   |
| Transfer Amount:         |                   |                   |                   |                   |
| Sale 1 Seller (Grantor): |                   |                   |                   |                   |
| 1st Trst Dd Amt:         | Code1:            | 2nd Trst Dd Amt:  | Code2:            |                   |

**PROPERTY CHARACTERISTICS**Lot Acres: **1.147**Year Built: **1965**

Fireplace:

Lot SqFt: **50,000**Effective Yr: **1966**

A/C:

Bldg/Liv Area: **2,368**

Heating:

Units:

Total Rooms: **7**

Pool:

Buildings:

Bedrooms: **2**

Stories:

Baths (Full): **2**Park Type: **GARAGE**

Style:

Baths (Half):

Spaces:

Construct:

Site Inffnce:

Quality:

Garage SqFt: **472**

Building Class:

Timber Preserve:

Condition:

Ag Preserve:

Other Rooms:

# ADMINISTRATIVE CITATION City of Antioch

Citation # 25868

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

|  |              |                        |                          |
|--|--------------|------------------------|--------------------------|
| Date of Violation<br>7/13/16   | Time<br>7:49 | AM<br>PM               | Day of Week<br>Wednesday |
| Location of Violation<br>505 B Street Antioch                            |              |                        |                          |
| Citation Issued To (owner/resident/business)<br>Stamm George F & Barbara |              | Date Issued<br>7/13/16 |                          |
| Address if different than violation<br>- Same -                          |              |                        |                          |
| City<br>Antioch  | State<br>CA  | Zip<br>94509           |                          |
| 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="radio"/> 1 <sup>st</sup> Violation \$100.00 | Refer to the back of this citation for information on paying the amount indicated. |
| <input type="radio"/> 2 <sup>nd</sup> Violation \$200.00/\$500.00   |  |
| <input type="radio"/> 3 <sup>rd</sup> Violation \$500.00/\$1,000.00 |  |

| AMC Violation Code Section | Description of Violation(s) | Fine Amount(s) |
|----------------------------|-----------------------------|----------------|
| 7-2.623                    | Encroachment                | \$ 100--       |
| /                          | /                           | \$             |
| /                          | /                           | \$             |
| /                          | /                           | \$             |
| /                          | /                           | \$             |
| TOTAL DUE:                 |                             | \$ 100--       |

## Notes:

Trim all overgrown bushes so that they do not encroach or obstruct the public right of way (sidewalk)

Case # CD1606-067

Issuing Officer T. Lopez ID number E4194 Date 7/13/16

TO AVOID ADDITIONAL CITATIONS, YOU MUST ABATE THE ABOVE VIOLATION(S) ON OR BEFORE: 7/18/16

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

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

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

See Reverse Side





## 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 **\$200.00**. This fee is due within ten (10) days from the date of this notice. Each additional inspection will also be assessed inspection fees.

Case #: CD/606-057 Inspection Date: 7/13/16  
Property address: 505 B Street APN#: 066-032-020  
Officer: T. Lopez Phone #: 925-779-6148 Date: 7/13/16

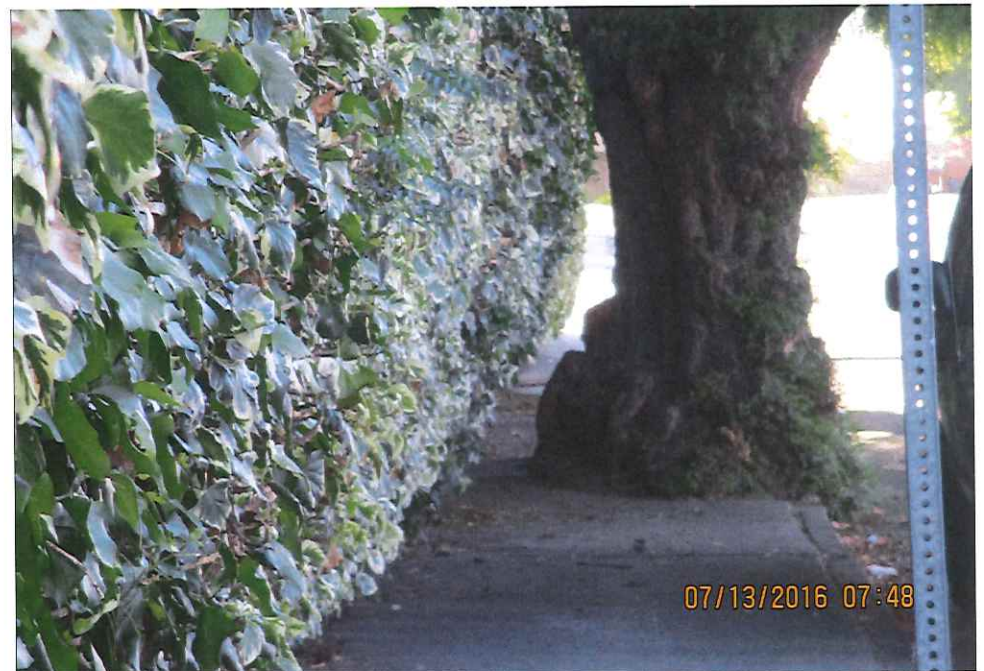






07/13/2016 07:49























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

**INVOICE**

Invoice Number: AR146370  
 Invoice Date: 08/02/16  
 Customer ID: C216696

Bill To: BARBARA STAMM,  
 505 B ST  
 ANTIOCH, CA 94509-1202

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

| REFERENCE                                 | DESCRIPTION                                | QUANTITY | UNIT PRICE | EXTENSION        |
|---|--|----------|------------|------------------|
| 212514046020                              | ADMIN CITATION #25868<br>505 B ST, ANTIOCH | 1.00     | 100.00     | 100.00           |
| 212514046020                              | LATE CHARGE                                | 1.00     | 10.00      | 10.00            |
| 212514046020                              | RE-INSPECTION FEE                          | 1.00     | 200.00     | 200.00           |
| Invoices Are Due And Payable Upon Receipt |  |          |            | Sub Total 310.00 |
|   |  |          |            | Sales Tax 0.00   |
| <b>Total Due</b>                          |  |          |            | <b>310.00</b>    |

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:  
 CITY OF ANTIOCH

Customer ID: C216696  
 Invoice Number: AR146370  
 Invoice Date: 08/02/16

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

COMMUNITY DEVELOPMENT



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

## NOTICE OF INTENT TO RECORD LIEN

September 27, 2016

STAMM, GEORGE F & BARBARA  
505 B ST  
ANTIOCH, CA 94509

**SUBJECT: UNPAID FINES & PENALTIES ADMINISTRATIVE CITATION(S) IN THE AMOUNT OF \$310.00**

Address: 505 B ST  
Parcel No. 066-032-020  
Case No. CD1606-057

Violation: ENCROACHMENT ON THE PUBLIC RIGHT-OF-WAY (TREE/HEDGE/SHRUB)  
AMC SECTION §7-2.623(A-2) - No tree, hedge, shrub, or other planting whatever, fence, or similar structure shall be maintained across any existing walkway in a sidewalk area or shoulder. The intent of this restriction is to keep free a walkway for pedestrian or other lawful public travel without interference by or with vehicular travel. No encroachment of any nature shall be permitted or maintained which impedes, obstructs, or denies such pedestrian or other lawful travel within the limits of the right-of-way of a public street or which impairs adequate sight distance for safe pedestrian or vehicular traffic.

**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, October 6, 2016 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 **October 11, 2016**. To avoid recordation, please make payment to the City of Antioch, on or before **October 3, 2016** 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) 779-6138

Sincerely,

Mike Aguirre  
Interim Code Enforcement Manager

cc: City Attorney

**APPEAL OF FINES AND INTENT TO RECORD A LIEN**

October 3, 2016

CITY CLERK

P.O. Box 5007

Antioch, CA 94531-5007

**RECEIVED**

OCT 3 2016

CITY OF ANTIOCH  
CITY CLERK

**Subject:**

Address: 505 B Street

Parcel No. 066-032-020

Case No: CD1606-057

This case focuses on the ivy that is between on 6<sup>th</sup> street between A and B streets. This ivy not only has a privacy effect it also looks lush and green all year round. These vines are 60 plus years old, and as I explained to one of the code enforcement officers, if I cut it back to the chain link, the fence will be an eye sore. It may take 10 or more years to get the foliage to come back if it does come back.

I went ahead and cut the ivy back in the places that it might obstruct a pedestrian walking or in a wheelchair. As you can see in my pictures it created quite an eye sore as I told the officer.

Litos Barber Shop is across from where I trimmed the ivy back. I spoke with him and he doesn't want to look at my yard or a slatted fence as the officer recommended, he would rather see a nicely manicured lush wall of ivy.

I would encourage you to drive by the subject ivy and see for yourself what an eye sore trimming it back to the chain link it would be, it would probably kill the entire fence. I would like you to consider the age of the vines and the appeal of its looks. The ivy is encroaching on the sidewalk but there is plenty of room to walk without it affecting the right of way.

Sincerely,

A handwritten signature in black ink, appearing to read "George Stamm", with a long horizontal flourish extending to the right.

**GEORGE STAMM**

505 B ST

ANTIOCH, CA 94509













505 B St  
Antioch, CA 94509

City Clerk

RECEIVED

OCT 8 2016

CITY OF ANTIOCH  
CITY CLERK

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October 4, 2016

George Stamm  
505 B Street  
Antioch, CA 94509

RE: Board of Administrative Appeals Hearing  
Notice of Intent to Record Lien: AR146370  
Property Address: 505 B Street, Antioch  
Case CD1606-057 / APN 066-032-020

Dear Mr. Stamm,

This is a follow up to your written appeal filed October 3, 2016, regarding the "Notice of Intent to Record Lien".

Please be advised your appeal is scheduled for **Thursday, November 3, 2016, 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