



**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

ANTIOCH COMMUNITY CENTER
Community Hall C
4703 Lone Tree Way, Antioch

DECEMBER 5, 2019
3:00 P.M.

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

1. CONSENT CALENDAR

**A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR
NOVEMBER 7, 2019**

Recommended Action: Motion to approve the Minutes.

STAFF REPORT

**B. CODE ENFORCEMENT – APPROVAL OF THE LEVY OF SPECIAL
ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE
CITATIONS AND LIEN PROCESSING FEES FOR THE MONTH OF OCTOBER
2019**

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. CE1909-078** – APPEAL FILED BY HESTER “MARIE” HAMPTON, 1716 PETIT PEAK COURT, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE §5-1.202(D).

STAFF REPORT

- B. **CASE NO. CE1909-015 / ADMINISTRATIVE CITATION NO. 28890** – APPEAL FILED BY HISHAM ABU AL SHAER, 5132 UNION MINE DRIVE, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE §7-2.623(A)(2).

STAFF REPORT

PUBLIC COMMENTS—*Only unagendized issues will be discussed during this time*
WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chair 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.*

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: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/> or at the City Clerk’s Office, City Hall, 200 H Street, Antioch, CA 94509, Monday through Friday, 8:00 a.m. to 5:00 p.m., for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection.

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 near the entrance doors, and place in the Speaker Card Tray near the City Clerk’s table. 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”.

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.

PLEASE TURN OFF CELL PHONES BEFORE ENTERING THE MEETING LOCATION.

**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

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

**November 7, 2019
Prewett Park Community Center**

Chairperson Simpson called the meeting to order at 3:00 P.M. on Thursday, November 7, 2019 in the Prewett Park Community Center.

ROLL CALL:

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

Staff Present: City Attorney, Thomas Lloyd Smith
City Clerk, Arne Simonsen
Minutes Clerk, Kitty Eiden
Code Enforcement Assistant, Denise Skaggs

PLEDGE OF ALLEGIANCE

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

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MINUTES FOR AUGUST 1, 2019

On motion by Board Member Webster, seconded by Board Member Goodbeer, the Board of Administrative Appeals members present unanimously approved the Minutes for August 1, 2019. The motion carried the following vote:

Ayes: Webster, Livingston, Simpson, Goodbeer

Absent: Adeyemi

B. APPROVAL OF ADMINISTRATIVE APPEALS MINUTES FOR OCTOBER 3, 2019 (NO QUORUM)

On motion by Board Member Livingston, seconded by Board Member Goodbeer, the Board of Administrative Appeals members present unanimously approved the Minutes for October 3, 2019. The motion carried the following vote:

Ayes: Webster, Livingston, Simpson, Goodbeer

Absent: Adeyemi

C. CODE ENFORCEMENT APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR THE MONTH OF JULY, AUGUST AND SEPTEMBER 2019

On motion by Board Member Goodbeer, seconded by Board Member Livingston, the Board of Administrative Appeals members present unanimously confirmed each assessment and the

amount thereof, as proposed or as corrected and modified, and order it assessed against the property for the total amount of \$81,528.00. 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, Simpson, Goodbeer

Absent: Adeyemi

PUBLIC COMMENTS – None

WRITTEN/ORAL COMMUNICATIONS

City Clerk Simonsen announced that the next Board of Administrative Appeals meeting would be held at 3:00 P.M. on December 5, 2019 at the Prewett Community Center and there would be appeals to be heard at that meeting.

ADJOURNMENT

On motion by Board Member Goodbeer, seconded by Board Member Webster, the Board of Administrative Appeals unanimously adjourned the meeting at 3:10 P.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk



**STAFF REPORT TO THE BOARD OF ADMINISTRATIVE APPEALS FOR
CONSIDERATION AT THE HEARING ON DECEMBER 5, 2019**

Prepared by: Curt Michael, Code Enforcement Manager

Date: November 20, 2019

Subject: Approval of the Levy of Special Assessments on Certain Properties for Unpaid Administrative Citations & Lien Processing Fees for the Month of October, 2019.

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 month of October, 2019 in the grand total amount of **\$22,107.00**

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 and
Abatements for Board of Appeals-December 5, 2019**

AR	Case	APN	Amount	Lien Processing Fee	Site Address	Owner last	Owner first	Mailing address	Paid
AR159374	CE1910-143	071-231-011	\$343.00	\$303.00	2900 LONGVIEW RD	ALCALA	JESUS T DE TELLEZ BEATRIZ		
AR159062	CE1909-161	055-600-009	\$110.00	\$303.00	2422 SILVERIA WY 2212 JEFFERSON WY	BANCHERO	ROBERT & YVONNE TRE	484 EVERETT DR. DANVILLE CA 94526-4215	
AR159376	CE1908-205	076-361-019	\$550.00	\$233.00		BICKFORD	KENT		
AR159375	CE1910-113	055-160-010	\$110.00	\$233.00	2205 MARK TWAIN	BUDHATHOKI	NAVIN LAMA GYANDIP		
AR159195	CE1908-068	071-361-011	\$110.00	\$233.00	3049 ENEA WY	BUDIARTO	BING TRE	5960 ZINN DR OAKLAND CA 94611-2654	
AR159194	CE1910-023	067-093-022	\$110.00		A ST	BROWSTONE CAPITAL PARTNERS		111 E CITY PLACE DR. SANTA ANA CA 92705-6010	
AR159187	CE1909-163	071-101-004	\$110.00	\$233.00	2913 PLUMLEIGH AVE.	CSHP ONE LP		8665 E HARTFORD DR. SCOTTSDALE AZ 85255-7807	
AR159188	CE1909-098	074-480-003	\$1,100.00	\$233.00	3130 BUCHANAN RD	EDEN VILLA LP		P.O. BOX 1959 PLEASANTON CA 94566-0195	
AR150967	CE1909-058	075-442-018	\$220.00	\$233.00	3623 MALLARD WY	FIROUSI	IHSANSULHAQ		
AR159073	CE1909-076	055-500-020	\$453.00	\$296.00	5208 SADDLE MTN WY	GATES	SALLY M		
AR159197	CE1910-066	076-350-039	\$453.00	\$296.00	2916 GARFIELD PL	GREEN	RICHARD O	2054 BONIFACIO ST #A CONCORD CA 94520-2208	
AR159377	CE1910-114	055-440-003	\$343.00	\$303.00	1940 KERN MTN WY	GUZMAN	FRANCISCO & YUVIZA J		
AR159378	CE1910-110	055-160-027	\$333.00	\$303.00	2342 MARK TWAIN DR	JEGERS	DANIEL & LIEN DIEP	15253 WILEY ST SAN LEANDRO CA 94579-1540	
AR159199	CE1909-025	056-450-010	\$343.00	\$296.00	5636 BANTEER WY	JIANG	LIQIAN	42853 JEFFERSON ST FREMONT CA 94538-5522	
AR159200	CE1910-012	056-140-029	\$343.00	\$296.00	5052 PERRY WY	KUANG	RAYMOND S L	32 FREDSON CT SAN FRANCISCO CA 94112-4112	
AR159201	CE1909-182	076-661-007	\$343.00	\$296.00	2808 HAYES WY	LE	JENNY VI		
AR159379	CE1909-182	076-661-007	\$783.00		2808 HAYES WY	LE	JENNY VI		
AR159380	CE1910-104	075-610-001	\$343.00	\$296.00	2417 CAMBRIDGE DR	LIN	ZHONG YI		
AR159381	CE1910-120	075-480-009	\$343.00	\$296.00	4919 UNION MINE CT	MAI	SANDRA YAN		
AR159189	CE1908-288	068-594-009	\$1,333.00	\$296.00	900 BURWOOD WY	MARTINEZ	PETER		
AR159203	CE1909-135	068-563-005	\$343.00	\$296.00	3429 SERPENTINE DR	PATTERSON	KATHLEEN		
AR159291	CE1909-135	068-563-005	\$783.00		3429 SERPENTINE DR	PATTERSON	KATHLEEN		

ATTACHMENT A

**Unpaid Citations and
Abatements for Board of Appeals-December 5, 2019**

AR159153	CE1905-071	053-600-027	\$343.00	\$303.00	4478 BUCKEYE WY	PANDHE	RAHUL KULKARNI KEERTI	598 CALISTOGA CIR FREMONT CA 94536-7621	
AR159382	CE1910-038	076-432-008	\$343.00	\$296.00	2521 SOMERSVILLE RD	PIC N SAVE CALIFORNIA		4900 E DUBLIN GRANVILLE RD COLUMBUS OH 43081-7654	
AR159204	CE1909-186	066-051-005	\$343.00	\$296.00	516 W 2ND ST	PROPERTY UPSURGE 102 LLC		501 RAILROAD AVE PITTSBURG CA 94565-2304	
AR159384	CE1909-070	051-200-061	\$563.00	\$296.00	2435 PHILLIPS LN	SCHWARTZ	ADIT A BUENO	4262 ROSEWOOD DR CONCORD CA 94521-1123	
AR159292	CE1909-040	066-223-016	\$343.00	\$296.00	1105 W 9TH ST	STEPHENSON	GERALDINE		
AR159383	CE1910-014	074-241-005	\$343.00	\$296.00	4412 REIMCHE DR	SILVERIA	ZULMIRA G TREQ		
AR159190	CE1909-229	053-323-013	\$343.00	\$303.00	5125 RODEO CT	TONG	DANNY CHI KEI ERIC & BESSIE	5432 SHATTUCK AVE FREMONT CA 94555-2931	
AR159385	CE1909-229	053-323-013	\$783.00						
AR159386	CE1909-072	072-400-005	\$453.00	\$303.00	4713 MATTERHORN CT	TSEWILSON SHUN TANG DING QIAO-LING		1670 33RD AVE SAN FRANCISCO CA 94122-3147	
AR159387	CE1910-155	071-212-007	\$343.00	\$303.00	3524 LONGVIEW RD	VELEZ	ALBERT JR & ELIZABETH		
AR159059	CE1909-088	076-432-014	\$343.00	\$296.00	2327 BUCHANAN RD	XIA	LAN INVESTMENT LLC	1833 BLUFFHILL DR MONTEREY PARK CA 91754-4534	
Total			\$13,845.00	\$8,262.00					
Grand Total			\$22,107.00						

ATTACHMENT A

**STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL
FOR CONSIDERATION AT THE HEARING ON DECEMBER 5, 2019**

PREPARED BY: Curt Michael, Code Enforcement Manager *CM*

PREPARED FOR: Administrative Board of Appeals

APPROVED BY: Forrest Ebbs, Community Development Director

DATE: November 5, 2019

SUBJECT: Case No. CE1909-078
[REDACTED]
Violation of Antioch Municipal Codes:
§5-1.202(D)

REQUEST:

[REDACTED] has requested a hearing to appeal a Vehicle Abatement Letter issued September 11, 2019, for the following violations of the Antioch Municipal Code:

§5-1.202 SPECIFIC NUISANCES PROHIBITED.

It is unlawful and a public nuisance for any property owner or any person leasing, occupying or having possession or control or dominion of any premises in this city to maintain such premises or to permit, suffer or allow such premises to be maintained in such a manner that any one or more of the conditions or activities described in the following divisions are found to exist, with such list not intended to be exclusive:

(D) *Parking and storage of vehicles and equipment.*

(1) Any outdoor parking or storage of any inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof, including watercraft so that it is within the view from the public right-of-way:

(a) Any vehicle that is not currently registered with the California Department of Motor Vehicles to operate legally on a public street is deemed inoperable for purposes of this section

BACKGROUND INFORMATION:

On 09-11-2019, Code Enforcement officer Doug Hearn observed an inoperable vehicle with a flat tire stored on the driveway of this property. Officer Hearn contacted police dispatch and was advised that the vehicle is also not currently registered with the California Department of Motor Vehicles to operate legal on a public street. A Notice of Violation was issued and posted on the front door of the residence advising to remove the inoperable vehicle from the driveway. Upon returning to the office, Code Enforcement officer Hearn issued a Vehicle Abatement Letter to the vehicle owner and property owner. The Vehicle Abatement Letters were mailed to the property owner and the registered

owner of the vehicle. The Vehicle Abatement Letter advised to abate the nuisance within 10 days of the date of mailing. True and accurate copies of the Notice of Violation, Vehicle Abatement Letters and photographs taken on September 11, 2019, are attached as "Attachment 1", "Attachment 2", "Attachment 3" and "Attachment 4".

On 09-12-2019, Code Enforcement officer Hearn spoke with property owner, [REDACTED] via phone and advised of the violation and required corrective action. [REDACTED] told officer Hearn that she did not agree that there is a violation and that she would not comply.

On 09-20-2019, I met with property owner, [REDACTED] in the Community Development Department lobby. I advised of the violation and required corrective action. [REDACTED] told me that there is no violation for storing the inoperable vehicle in public view. At that time, [REDACTED] advised that she would like to file an appeal of the Vehicle Abatement Letter. I accepted her appeal letter and forwarded to the City Clerk's office for processing.

On 09-25-2019, Code Enforcement officer Doug Hearn re-inspected the property. He found that the inoperable vehicle with a flat tire stored on the driveway of this property remained. A true and accurate copy of photographs taken at time of re-inspection are attached as "Attachment 5".

On 10-24-2019, the City Clerk's office emailed the Code Enforcement Division advising that a confirmation letter advising that the appeal is scheduled for December 5, 2019, was mailed to Hester Hampton.

RECOMMENDATION:

Recommendation to uphold the Notice of Violation and Vehicle Abatement Letter issued to [REDACTED] for violation of Antioch Municipal Code 5-1.202(D).



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

To: Property owner
 Location of property: [REDACTED]
 APN: 055-500-009 Date of Inspection: 9/1/19 Case #: CE1909-078

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

Antioch Municipal Code Section:

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

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

A re-inspection will be performed on or shortly after the deadline. If you fail to correct the violation(s) by the deadline on this notice, the City may issue Administrative Citations which carry fines ranging from \$100 to \$1,000 per violation for every day the violation(s) are permitted to remain. A re-inspection fee of \$225 will be added to each citation. In addition to citations, the City may take any other legal action(s) necessary to bring the property into compliance.

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

Notes: PLEASE REMOVE INOPERABLE VEH. FROM DRIVEWAY.

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

Correct violation(s) by: 9/23/19

Officer: D. HEARN

Request building permit(s) by: _____

Phone: 925-779-6138 Date: 9/1/19



NOTICE OF INTENTION TO ABATE AND REMOVE AN
ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE
VEHICLE, OR PARTS THEREOF, AS A PUBLIC NUISANCE

September 11, 2019

HAMPTON HESTER
[REDACTED]

ANTIOCH CA 94531-7814

SUBJECT: Violation Letter

Address: [REDACTED]

Parcel No. 055-500-009

Case No. CE1909-078

Vehicle(s) or Parts Thereof:

<u>DESCRIPTION</u>	<u>VIN/LICENSE NUMBER</u>	<u>REGISTERED TO</u>
2000 FORD	[REDACTED]	HESTER HAMPTON

Dear Property Owner:

As owner of the property at the above address you are hereby notified that an abandoned, wrecked, dismantled, or inoperative vehicle(s) or parts thereof remains on your property constituting a public nuisance in violation of Antioch Municipal Code (AMC) 5-1.202(D).

You are hereby notified to abate the nuisance by removing the vehicle (or parts thereof) within ten (10) days from the date of mailing of this notice; and upon your failure to do so, the City will continue enforcement action including the issuance of administrative citations and/or the same will be abated and removed by the City and the costs thereof, together with administrative costs, assessed to you as owner of the land on which the vehicle(s) or parts thereof are located.

The fine amount for the first citation is \$100 plus a re-inspection fee of \$225. The second citation amount is \$500 and the third and subsequent citations are \$1,000 plus the re-inspection fee. You will be responsible for all administrative costs involved in the City's investigation, including fees for each re-inspection. Please be advised that the City will assess the fines and administrative costs against the property if you fail to pay.

The vehicle(s) or parts thereof may be voluntarily abated by you by one of these methods:

1. Restore the vehicle(s) to normal service, including current DMV registration.

LOCATION ADDRESS

Page 2

2. Enclose the vehicle(s) within a building so they are not visible from public or private property.
3. Remove the vehicle to a dismantler's yard or wrecking yard or donate to a charitable organization.

If you take any of the voluntary actions listed above, please phone Code Enforcement Officer D. Hearn at (925)-779-6138. As soon as an officer has verified that the violation has been corrected, your case will be closed without further action.

As owner of the property at the above address where said vehicle or parts thereof is located, you may request a hearing. The request must be made in writing and must be received by the City of Antioch no later than ten (10) days after the date of this letter. Address your request to:

City of Antioch
Secretary of the Board of Administrative Appeals
200 H Street
Antioch, CA 94509

If a request for a public hearing is not received within the ten (10) day period, the Chief of Police, or his or her designee, shall have the authority to abate and remove said vehicle or said parts thereof as a public nuisance pursuant to AMC section 4-10.07. All costs associated with the abatement will be assessed without a public hearing, including an administrative cost of \$2,005 and the actual abatement cost.

If you request a hearing, in lieu of appearing in person at said hearing, you may submit a sworn written statement denying responsibility for the presence of the vehicle(s) or parts thereof on your property including the reasons for your denial of responsibility.

Sincerely,

Tammany Brooks
Chief of Police

Cc:



**NOTICE OF INTENTION TO ABATE AND REMOVE AN
ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE
VEHICLE, OR PARTS THEREOF, AS A PUBLIC NUISANCE**

September 11, 2019

Hester Hampton
[REDACTED]

Antioch, CA 94531

SUBJECT: Violation Letter

Address: [REDACTED]
Parcel No. 055-500-009
Case No. CE1909-078

Vehicle(s) or Parts Thereof:

<u>DESCRIPTION</u>	<u>VIN/LICENSE NUMBER</u>	<u>REGISTERED TO</u>
2000 FORD	[REDACTED]	HESTER HAMPTON

Dear Vehicle Owner:

As registered and/or legal owner of the vehicle(s) listed above you are hereby notified that an abandoned, wrecked, dismantled, or inoperative vehicle(s) or parts thereof remains on your property constituting a public nuisance in violation of Antioch Municipal Code (AMC) 5-1.202(D).

You are hereby notified to abate the nuisance by removing the vehicle (or parts thereof) within ten (10) days from the date of mailing of this notice; and upon your failure to do so, the same will be abated and removed by the City.

The vehicle(s) or parts thereof may be voluntarily abated by you by one of these methods:

1. Restore the vehicle(s) to normal service, including current DMV registration.
2. Enclose the vehicle(s) within a building so they are not visible from public or private property.

Community Development Department
Code Enforcement Division

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

3. Remove the vehicle to a dismantler's yard or wrecking yard or donate to a charitable organization.

If you take any of the voluntary actions listed above, please phone Code Enforcement Officer Doug Hearn at (925) 779-6138. As soon as an officer has verified that the violation has been corrected, your case will be closed without further action.

As registered and/or legal owner of the vehicle(s) listed above, you may request a hearing. The request must be made in writing and must be received by the City of Antioch no later than ten (10) days after the date of this letter. Address your request to:

City of Antioch
Secretary of the Board of Administrative Appeals
200 H Street
Antioch, CA 94509

If a request for a public hearing is not received within the ten (10) day period, the Chief of Police, or his or her designee, shall have the authority to abate and remove said vehicle or said parts thereof as a public nuisance pursuant to AMC section 4-10.07.

If you request a hearing, in lieu of appearing in person at said hearing, you may submit a sworn written statement denying responsibility for the presence of the vehicle(s) or parts thereof on your property including the reasons for your denial of responsibility.

Sincerely,

Tammany Brooks
Chief of Police





09.25.2019 11:46

November 26, 2019

Hester "Marie" Hampton
[REDACTED] Petit Peak Court
Antioch, CA 94531

RE: Board of Administrative Appeals Hearing
Violation Letter Dated: 09/11/19
Property Address: [REDACTED] Petit Peak Court, Antioch, CA
Parcel No./Case No.: 055-500-009 / CE1909-078
Owner Vehicle: 2000 Ford / [REDACTED]

Dear Hester "Marie" Hampton,

This is a follow up to our letter dated October 24, 2019. Please be advised your appeal is scheduled to be heard on Thursday, December 5, 2019, at 3:00 p.m. The Board of Appeals hearing will be held at the Antioch Community Center, 4703 Lone Tree Way, Antioch, CA. A copy of the Board of Administrative Appeals Agenda is attached.

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

The Agenda 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 Board of Administrative Appeals Agenda information, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>. Other locations to view the Agenda are the City Hall front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk

cc: Code Enforcement

Enclosures





PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On November 26, 2019, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Hester "Marie" Hampton
[REDACTED] Petit Peak Court
Antioch, CA 94531

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on November 26, 2019, at Antioch, California.

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





**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

ANTIOCH COMMUNITY CENTER
Community Hall C
4703 Lone Tree Way, Antioch

DECEMBER 5, 2019
3:00 P.M.

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

1. CONSENT CALENDAR

**A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR
NOVEMBER 7, 2019**

Recommended Action: Motion to approve the Minutes.

**B. CODE ENFORCEMENT – APPROVAL OF THE LEVY OF SPECIAL
ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE
CITATIONS AND LIEN PROCESSING FEES FOR THE MONTH OF OCTOBER
2019**

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

OATH for all intending to testify

- A. **CASE NO. CE1909-078 – APPEAL FILED BY HESTER “MARIE” HAMPTON, 1716 PETIT PEAK COURT, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE §5-1.202(D).**
- B. **CASE NO. CE1909-015 / ADMINISTRATIVE CITATION NO. 28890 – APPEAL FILED BY HISHAM ABU AL SHAER, 5132 UNION MINE DRIVE, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE §7-2.623(A)(2).**

PUBLIC COMMENTS—*Only unagendized issues will be discussed during this time*
WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chair 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.*

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: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/> or at the City Clerk's Office, City Hall, 200 H Street, Antioch, CA 94509, Monday through Friday, 8:00 a.m. to 5:00 p.m., for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection.

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 near the entrance doors, and place in the Speaker Card Tray near the City Clerk's table. 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".

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.

PLEASE TURN OFF CELL PHONES BEFORE ENTERING THE MEETING LOCATION.

October 24, 2019

Hester "Marie" Hampton

[REDACTED]

Antioch, CA 94531

RE: Board of Administrative Appeals Hearing

Violation Letter Dated: 09/11/19

Property Address: [REDACTED] Antioch, CA

Parcel No./Case No.: 055-500-009 / CE1909-078

Owner Vehicle: 2000 Ford / 5DBM618

Dear Hester "Marie" Hampton,

This is a follow up to our letter dated September 25, 2019, regarding the above-referenced case. We are in receipt of your \$50 Administrative Appeal Fee that was paid on October 4, 2019, as per our City's Master Fee Schedule.

Please be advised your appeal is scheduled to be heard on Thursday, December 5, 2019, at 3:00 p.m. The Board of Appeals hearing will be held at the Antioch Community Center, 4703 Lone Tree Way, Antioch, CA.

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals. A General Information sheet is enclosed to answer any questions you may have regarding the appeals.

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 Board of Administrative Appeals Agenda information, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>. Other locations to view the Agenda are the City Hall front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

Thank you.

Sincerely,

Christina Garcia

CHRISTINA GARCIA, CMC
Deputy City Clerk

cc: Code Enforcement

Enclosures

Phone: (925) 779-7009

Fax: (925) 779-7007

Antiochca.gov

OFFICE OF THE CITY CLERK



200 H Street/P.O. Box 5007

Antioch, CA. 94531-5007

AntiochIsOpportunity.com

Y 10



PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On October 24, 2019, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Hester "Marie" Hampton
[REDACTED]
Antioch, CA 94531

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on October 24, 2019, at Antioch, California.

Christina Garcia





ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

The Administrative Board of Appeals is comprised of five Antioch residents, who are appointed by the Mayor and have volunteered their time to hear your appeal. The Board Members do not receive monetary compensation for their time and they are not employees of the City. They do not make or control the law. They are hearing officers who will review your appeal because you have requested the City do so. As the person making the appeal (the appellant) please keep in mind the below:

Schedule of Hearing:

- When an appeal is requested, it is typically scheduled for the first Thursday of every month.
- You will receive written notice of the date and time of the appeal hearing from the City Clerk's office 10 days after you file your appeal.
- The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date. To view the Board of Administrative Appeals Agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

When You Don't Show For Your Hearing:

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

How You Will Act At Your Appeal Hearing:

- You and anyone else who is attending the appeal at your request will maintain a respectful attitude at all times,
- If you or anyone else does not maintain a respectful attitude, you may be asked to leave the hearing by the Board Chairperson.
- Your appeal is not an opportunity to debate or argue with City staff or Board Members. Any questions should be directed to the Board Chairperson.
- When you speak, you should talk about the reasons why you feel the citation was wrongfully issued.

How The Appeal Hearing Will Go:

- The Board will read your item of appeal from its Agenda.
- The Board will then ask City staff to present an oral report with regard to your citation. The Board may ask questions of City staff after the oral report. This oral report will be for **five (5) minutes**.
- After staff has provided its report, and the Board is finished with its questions of staff, you will then be called to the podium to speak. Please come up and speak at the podium, not from the audience.
- You will have **five (5) minutes** to present the reasons why you are appealing the citation.
- Any other additional persons who may oppose or support your appeal can fill out speaker cards and speak for **three (3) minutes**.
- The Board may then ask City staff for a rebuttal to the statements you or others made in support or opposition of your appeal. This rebuttal is only for **three (3) minutes**.
- Then the hearing is completed and the Board will then issue its ruling on your appeal.

Your Burden:

- It is your appeal and therefore you bear the burden to prove that the citation was wrongfully issued.
- To win your appeal, you must have a majority of the Board uphold your appeal (3 of 5, or 2 of 3).
- If the Board determines there was in fact good reason to issue the citation, your appeal will be denied and the citation amount that you deposited to have your appeal will not be refunded.

How The Board Will Rule:

The Board can only rule one of two ways:

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

Written Findings and Order:

- The Board will render their findings and recommendations after the hearing is concluded or as soon as possible.
- You will be mailed the written decision of hearing within ten (10) days of the hearing.

**CITY OF ANTIOCH
COMMUNITY DEVELOPMENT DEPARTMENT
PAY TICKET**

PAID BY Hester "Meri" Hampton FOR Hester "Meri" Hampton DATE 10/4/99
 File # CE1909.078 Subdivision/Name [REDACTED] Tract # 056-500-009



900 100125046400 MISC FEE Board of Admin. Appeals
 900 1000000-2 DEVELOPER DEPOSITS:

☐ Check box if initial developer deposit. Address _____

GRAND TOTAL 50.00

PREPARED BY [Signature] AMOUNT 50.00 CHECK # _____



COPY

September 25, 2019

Hester "Marie" Hampton
[REDACTED] Petit Peak Court
Antioch, CA 94531

RE: Violation Letter Dated: 09/11/19
Property Address: [REDACTED] Petit Peak Court, Antioch, CA
Parcel No.: 055-500-009
Owner Vehicle: 2000 Ford / [REDACTED]
Case No.: CE1909-078

Dear Hester "Marie" Hampton,

This is a follow up to your written request dated September 18, 2019, to file an appeal regarding the above-referenced property. However, you did not include the \$50 Board of Administrative Appeals Fee as per our City's Master Fee Schedule. The City of Antioch's Master Fee Schedule is located on our City's Website under the following link: <https://www.antiochca.gov/fc/finance/Master-Fee-Schedule-07-01-2019.pdf> (page 22).

In order to have your Appeal heard by the Board of Administrative Appeals, we must receive your \$50 Board of Administrative Appeals Fee by **5:00 p.m. on Monday, October 7, 2019** in the City Clerk Department. If we do not receive your \$50 Board of Administrative Appeals Fee by the due date above, we will assume you are withdrawing your appeal.

Thank you for your prompt response.

Sincerely,

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

CHRISTINA GARCIA, CMC
Deputy City Clerk

cc: Code Enforcement

Enclosures

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

OFFICE OF THE CITY CLERK



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

Y900



PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On September 25, 2019, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Hester "Marie" Hampton
[REDACTED] Petit Peak Court
Antioch, CA 94531

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on September 25, 2019, at Antioch, California.

Christina Garcia





MASTER FEE SCHEDULE

>>RECREATION AND COMMUNITY SERVICES<<

DESCRIPTION	FEE	ACCT CODE
<u>Tent Rentals:</u>		219-4630.44810
Per day advanced/same day reservation	\$ 45.00	
Discount reservation @ 1:00pm	\$ 20.00	
Discount reservation @ 4:00pm	\$ 10.00	
<u>Prewett Park Outdoor Grand Plaza Fees:</u>		219-4495.44810
Plaza Area – Capacity 120		
Per Hour, 2 Hour Minimum	\$ 45.00	
Full Day (8am to dusk)	\$ 200.00	
Facility Deposit	\$ 100.00	
Deposits, alcohol permits, security guards, late fees and contract modification fees apply to all Recreation facilities and designated programs		

>>MISCELLANEOUS<<

DESCRIPTION	FEE	ACCT CODE
Lynn House	\$500.00 for a minimum of 5 hours. Deposit fee \$100*. \$25.00 cancellation/postponement fee 30 days before event. No deposit refund if cancellation within 30 days before event. Supplemental fee to cover direct costs for additional accommodations (e.g., furniture, furnishings, etc.) *Non-profit & other special events: Fee to cover direct costs.	
Business License Application Fee	\$ 25.00	100-1250.41150
Business License Renewal Fee	\$ 10.00 – waived if renewed on-line by due date only	100-1250.41150
Business License Certificate Reprint Fee	\$ 10.00 (on certificate paper)	100-1250.47010
Business License Stickers on vehicles, taxicabs	\$ 5.00 each	100-1250.47010
Processing of Criminal Complaint	staff time, attorneys' fees and court costs	100-1250.41140
Drainage Fee Processing of Total Districts:		100-1250.46400
D-55	½ of 1%	
D-56	½ of 1%	
J-29	½ of 1%	
D-29	½ of 1%	
DA-130	½ of 1%	
Fire Protection Fees, % of revenue	1%	100-1250.46400
COBRA Administration fees, % of premium	2%	100-1250.46400
Returned or rejected items charges	\$ 80.00	100-1250.47010
Staff Time Hourly Billable Rates	As outlined in Hourly Rate Detail report on file in Finance-increased by 3.5% CPI	Various
Block Party Permit	Deposit for barricades	
Board of Administrative Appeals Fee	\$ 50.00 – refundable if appeal successful	100-1250.46400
Appeal to Planning Commission	\$ 920.00 per appeal (non-refundable)	100-1250.46400

RECEIVED

SEP 20 2019

**CITY OF ANTIOCH
CITY CLERK**

September 18, 2019

City of Antioch
Secretary of the Board of Administrative Appeals
200 H Street
Antioch, CA 94509

Re: Violation Letter Case No#: CE1909-078

To Whom It May Concern:

This letter shall serve as an official request, for an Administrative Hearing in regards to the above mentioned "proposed" Violation and Case#: CE1909-078.

As a property owner in the City of Antioch, I am appalled by the way I have been treated as a taxpayer. Upon returning home from work on September 11, 2019, I am greeted by a pink letter from your Code Enforcement Department citing, a Notice of Violation of Antioch Municipal Code and Maintaining a Public Nuisance in the City of Antioch, for which I strongly disagree.

My home is located on a very secluded cul-de-sac. Whereas, if you are coming from MT. Contessa and turn onto Petit Peak Court, my home nor driveway is visible from the street, unless you pull directly in front of the home.

As a taxpayer, I am angered the Officer Kearn, took time to get out of his car, walk onto my "private property" and tag my vehicle as "nuisance".

In regards, to the City's Municipal Code 5-1.202(C)(1), it provides:

"Outdoor parking or storage of inoperable wrecked, dismantled, salvaged, abandoned vehicle or parts thereof, including water" is a violation of the Municipal Code and a Public Nuisance.

However, my vehicle does not meet the standard as referenced in the Municipal Code as stated. With regard to the following.

1. "Outdoor parking" is not applicable when the vehicle is parked on on private property.

As a Home Owner, my driveway private property, not public.

2. "Storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof"

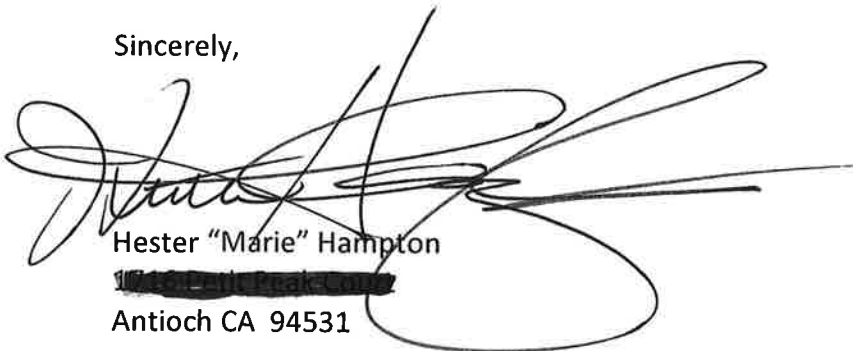
Officer Kearn, obviously did not take the time to thoroughly inspect the vehicle. Yes, I do admit the vehicle has a low tire. However, the vehicle is not abandoned, it is not for salvaged, it is not wrecked, it is not dismantled and neither is it inoperable. I have plans to refurbish the Vehicle in memory of my late Father. However, due to unforeseen circumstance, the project had to be put on hold, temporarily.

Furthermore, it appears as if Office Kearn didn't do an effective job on this day. Whereas, he failed to notice a large pile of wood and debris located in the neighbor's directly to the left of my home. He also, didn't notice, the large weeds growing wildly in one another neighbor's yard.

Or, the truck (located in another neighbor's driveway) which has not been moved for months, but is, covered with car cover. How are these matters, not considered as "nuisance"? Therefore, I believe Officer Kearn singled my home out, based on a possible complaint he'd received from gentlemen who frequents the neighborhood at night and make a habit of harassing homeowners, in regards to their vehicles.

With this being said, please schedule an Administrative Hearing at your convenience regarding this matter.

Sincerely,



Hester "Marie" Hampton
[REDACTED]
Antioch CA 94531

ANTIOCH
CALIFORNIA

**NOTICE OF INTENTION TO ABATE AND REMOVE AN
ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE
VEHICLE, OR PARTS THEREOF, AS A PUBLIC NUISANCE**

September 11, 2019

HAMPTON HESTER

ANTIOCH CA 94531-7814

SUBJECT: Violation Letter

Address: [REDACTED]

Parcel No. 055-500-009

Case No. CE1909-078

Vehicle(s) or Parts Thereof:

DESCRIPTION

VIN/LICENSE NUMBER

REGISTERED TO

2000 FORD

[REDACTED]

HESTER HAMPTON

Dear Property Owner:

As owner of the property at the above address you are hereby notified that an abandoned, wrecked, dismantled, or inoperative vehicle(s) or parts thereof remains on your property constituting a public nuisance in violation of Antioch Municipal Code (AMC) 5-1.202(D).

You are hereby notified to abate the nuisance by removing the vehicle (or parts thereof) within ten (10) days from the date of mailing of this notice; and upon your failure to do so, the City will continue enforcement action including the issuance of administrative citations and/or the same will be abated and removed by the City and the costs thereof, together with administrative costs, assessed to you as owner of the land on which the vehicle(s) or parts thereof are located.

The fine amount for the first citation is \$100 plus a re-inspection fee of \$225. The second citation amount is \$500 and the third and subsequent citations are \$1,000 plus the re-inspection fee. You will be responsible for all administrative costs involved in the City's investigation, including fees for each re-inspection. Please be advised that the City will assess the fines and administrative costs against the property if you fail to pay.

The vehicle(s) or parts thereof may be voluntarily abated by you by one of these methods:

1. Restore the vehicle(s) to normal service, including current DMV registration.

2. Enclose the vehicle(s) within a building so they are not visible from public or private property.
3. Remove the vehicle to a dismantler's yard or wrecking yard or donate to a charitable organization.

If you take any of the voluntary actions listed above, please phone Code Enforcement Officer D. Hearn at (925)-779-6138. As soon as an officer has verified that the violation has been corrected, your case will be closed without further action.

As owner of the property at the above address where said vehicle or parts thereof is located, you may request a hearing. The request must be made in writing and must be received by the City of Antioch no later than ten (10) days after the date of this letter. Address your request to:

City of Antioch
Secretary of the Board of Administrative Appeals
200 H Street
Antioch, CA 94509

If a request for a public hearing is not received within the ten (10) day period, the Chief of Police, or his or her designee, shall have the authority to abate and remove said vehicle or said parts thereof as a public nuisance pursuant to AMC section 4-10.07. All costs associated with the abatement will be assessed without a public hearing, including an administrative cost of \$2,005 and the actual abatement cost.

If you request a hearing, in lieu of appearing in person at said hearing, you may submit a sworn written statement denying responsibility for the presence of the vehicle(s) or parts thereof on your property including the reasons for your denial of responsibility.

Sincerely,

Tammany Brooks
Chief of Police

Cc:

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

To: Property owner

Location of property: [REDACTED]

APN: 055-500-009 Date of Inspection: 9/11/15 Case #: CE1707-078

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

Antioch Municipal Code Section:

<input type="checkbox"/>	4-16.03 - Major automotive repairs in public view in a residential district.
<input type="checkbox"/>	5-1.202(A)(1)(a) - Property inadequately maintained. Inoperable equipment, junk, rubbish, building materials, and/or containers in public view.
<input type="checkbox"/>	5-1.202(A)(2) - Overgrown, dead or decayed trees, weeds or other vegetation posing a risk of harm to the public and/or create visual blight.
<input type="checkbox"/>	5-1.202(B) - Building or structures which are broken, deteriorated, or in a state of disrepair including: walls, fences, signs, retaining walls.
<input type="checkbox"/>	5-1.202(C)(1) - Vacant building, structure or other property that is unsecured.
<input checked="" type="checkbox"/>	5-1.202(D) - Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof, including watercraft.
<input type="checkbox"/>	5-1.202(D)(2) - Parking on unpaved surface.
<input type="checkbox"/>	6-3.02 - Solid waste and recycling; mandatory service.
<input type="checkbox"/>	7-2.623(A)(2) - No encroachment of any nature which impedes/obstructs the public right-of-way or which impairs adequate sight distance.
<input type="checkbox"/>	8-1.02 - Building permits required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building.
<input type="checkbox"/>	9-5.1101 - Sight obstructions at intersections (and driveways).
<input type="checkbox"/>	9-5.1210 - Tree branches shall be trimmed at least 7 feet over the sidewalk and 14 feet over the street.
<input type="checkbox"/>	9-5.3830 - It shall be unlawful to keep or maintain any recreational vehicle as a temporary or permanent residence upon any lot or parcel.
<input type="checkbox"/>	5-1.201.1 - Parking or storing recreational vehicle on the front of the property, including the driveway.
<input type="checkbox"/>	Other:

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

A re-inspection will be performed on or shortly after the deadline. If you fail to correct the violation(s) by the deadline on this notice, the City may issue Administrative Citations which carry fines ranging from **\$100** to **\$1,000** per violation for every day the violation(s) are permitted to remain. A re-inspection fee of **\$225** will be added to each citation. In addition to citations, the City may take any other legal action(s) necessary to bring the property into compliance.

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

Notes: PLEASE REMOVE INOPERABLE VEH. FROM DRIVEWAY.

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

Correct violation(s) by: 9/23/15 Officer: D. Hearn

Request building permit(s) by: _____ Phone: 925-779-6138 Date: 9/11/15

Community Development Department - Code Enforcement

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

WHITE - FILE / YELLOW - OWNER / PINK - POST

**STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL
FOR CONSIDERATION AT THE HEARING ON DECEMBER 5, 2019**

PREPARED BY: P.Ceja, Code Enforcement Officer

PREPARED FOR: Administrative Board of Appeals

APPROVED BY: Curt Michael, Code Enforcement Manager

CM

DATE: November 5th, 2019

SUBJECT: Case No. CE1909-015

Antioch, CA 94531

Violation of Antioch Municipal Codes:
§7-2.623(A)(2)

REQUEST:

has requested a hearing to appeal Citation #28890, issued October 15, 2019, for the following violation of the Antioch Municipal Code:

§7-2.623 NO ENCROACHMENT OF PUBLIC RIGHT OF WAY

(A) Planting or erection

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

BACKGROUND INFORMATION:

On 09-04-2019, Code Enforcement officer Doug Hearn observed shrubs blocking the sidewalk in front of this property. A Notice of Violation was issued and posted on the front gate of the residence advising to cut back the shrubs blocking sidewalk and to keep right of way clear. Upon returning to the office, Code Enforcement officer Hearn mailed a copy of the Notice of Violation to the property owner. The Notice of Violation advised to abate the nuisance on or before September 14, 2019. True and accurate copies of the Notice of Violation and photographs taken on September 04, 2019, are attached as "Attachment 1" and "Attachment 2".

On 10-15-2019, I re-inspected the property and observed shrubs blocking the sidewalk in front of this property. I issued Citation #28890 in the amount of \$333, including a \$233 re-inspection fee, for the right-of-way obstruction. I mailed the citation and photographs showing the violation to the property owner at the last known address as recorded with the Contra Costa County Tax Assessor's Office. The citation advised to abate the nuisance on or before October 15, 2019. A true and accurate copy of Citation #28890 and photographs taken October 15, 2019, are attached as "Attachment 3" and "Attachment 4".

On 10-23-2019, I met with property owner, [REDACTED] at the Community Development Department counter regarding Citation #28890. [REDACTED] stated that he wanted to appeal the citation because he believes there is no violation. I explained that the citation was issued for the overgrown vegetation blocking the sidewalk, which is a violation of Antioch Municipal Code 7-2.623(A)(2). [REDACTED] requested to speak with my supervisor. Code Enforcement Manager, Curt Michael met with [REDACTED] at the front counter and explained why the citation was issued. [REDACTED] advised that he believes there is no violation and requested to file an appeal. I notified him to submit his appeal request to the City Clerk's office for processing.

On 10-24-2019, the City Clerk's office advised the Code Enforcement Division that a confirmation letter was mailed to [REDACTED], advising that the appeal is scheduled for December 5, 2019,

RECOMMENDATION:

Recommendation to uphold the Citation #28890 in the amount of \$333 issued to [REDACTED] on October 15, 2019, for violation of Antioch Municipal Code 7-2.623(A)(2)

ANTIOCH CALIFORNIA

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

To: Property owner
 Location of property: [REDACTED], Antioch, CA
 APN: 075-590-025 Date of Inspection: 9/4/19 Case #: CE1909-015

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

Antioch Municipal Code Section:

<input type="checkbox"/>	4-16.03 - Major automotive repairs in public view in a residential district.
<input type="checkbox"/>	5-1.202(A)(1)(a) - Property inadequately maintained. Inoperable equipment, junk, rubbish, building materials, and/or containers in public view.
<input type="checkbox"/>	5-1.202(A)(2) - Overgrown, dead or decayed trees, weeds or other vegetation posing a risk of harm to the public and/or create visual blight.
<input type="checkbox"/>	5-1.202(B) - Building or structures which are broken, deteriorated, or in a state of disrepair including: walls, fences, signs, retaining walls.
<input type="checkbox"/>	5-1.202(C)(1) - Vacant building, structure or other property that is unsecured.
<input type="checkbox"/>	5-1.202(D) - Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof, including watercraft.
<input type="checkbox"/>	5-1.202(D)(2) - Parking on unpaved surface.
<input type="checkbox"/>	6-3.02 - Solid waste and recycling; mandatory service.
<input checked="" type="checkbox"/>	7-2.623(A)(2) - No encroachment of any nature which impedes/obstructs the public right-of-way or which impairs adequate sight distance.
<input type="checkbox"/>	8-1.02 - Building permits required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building.
<input type="checkbox"/>	9-5.1101 - Sight obstructions at intersections (and driveways).
<input type="checkbox"/>	9-5.1210 - Tree branches shall be trimmed at least 7 feet over the sidewalk and 14 feet over the street.
<input type="checkbox"/>	9-5.3830 - It shall be unlawful to keep or maintain any recreational vehicle as a temporary or permanent residence upon any lot or parcel.
<input type="checkbox"/>	5-1.201.1 - Parking or storing recreational vehicle on the front of the property, including the driveway.
<input type="checkbox"/>	Other:

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

A re-inspection will be performed on or shortly after the deadline. If you fail to correct the violation(s) by the deadline on this notice, the City may issue Administrative Citations which carry fines ranging from \$100 to \$1,000 per violation for every day the violation(s) are permitted to remain. A re-inspection fee of \$225 will be added to each citation. In addition to citations, the City may take any other legal action(s) necessary to bring the property into compliance.

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

Notes: PLEASE CUT BACK SHRUBS BLOCKING SIDEWALK. KEEP RIGHT OF WAY CLEAR.

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

Correct violation(s) by: 9/16/19 Officer: D. KERN

Request building permit(s) by: _____ Phone: 925-779-6138 Date: 9/4/19



CITATION

City of Antioch

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

Date of Violation 10/15/19 Time 2:45 ☐ AM ☒ PM Day of Week TUESDAY

Location of Violation [REDACTED]

Citation Issued To (owner/resident/business)

ASHAM + NARUMAN ABU-AL-SHAER

Address (if different than violation)

City SAN FRANCISCO State CA Zip 94110

Driver's License State DOB

Vehicle License State Year Make Model Color

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

- ☒ 1st Violation - \$100.00/\$130.00
☐ 2nd Violation - \$500.00/\$700.00
☐ 3rd Violation - \$1,000.00/\$1,300.00

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

Code Section	Description of Violation	Fine Amount
<u>7-2.623(A)(2)</u>	<u>NO ENCROACHMENT ON PUBLIC RIGHT OF WAY</u>	<u>\$ 100</u>
		\$
		\$
		\$
		\$

REINSPECTION FEE: \$ 233 TOTAL DUE: \$ 333

Notes: PLEASE CUT BACK SHRUB TO COMPLETELY CLEAR SIDEWALK

Issuing Officer Pete C ID number E. 6114 Date 10/15/19 Case # 061904-b)

TO AVOID ADDITIONAL CITATIONS, YOU MUST CORRECT THE ABOVE VIOLATION(S) ON OR BEFORE: 10/25/19

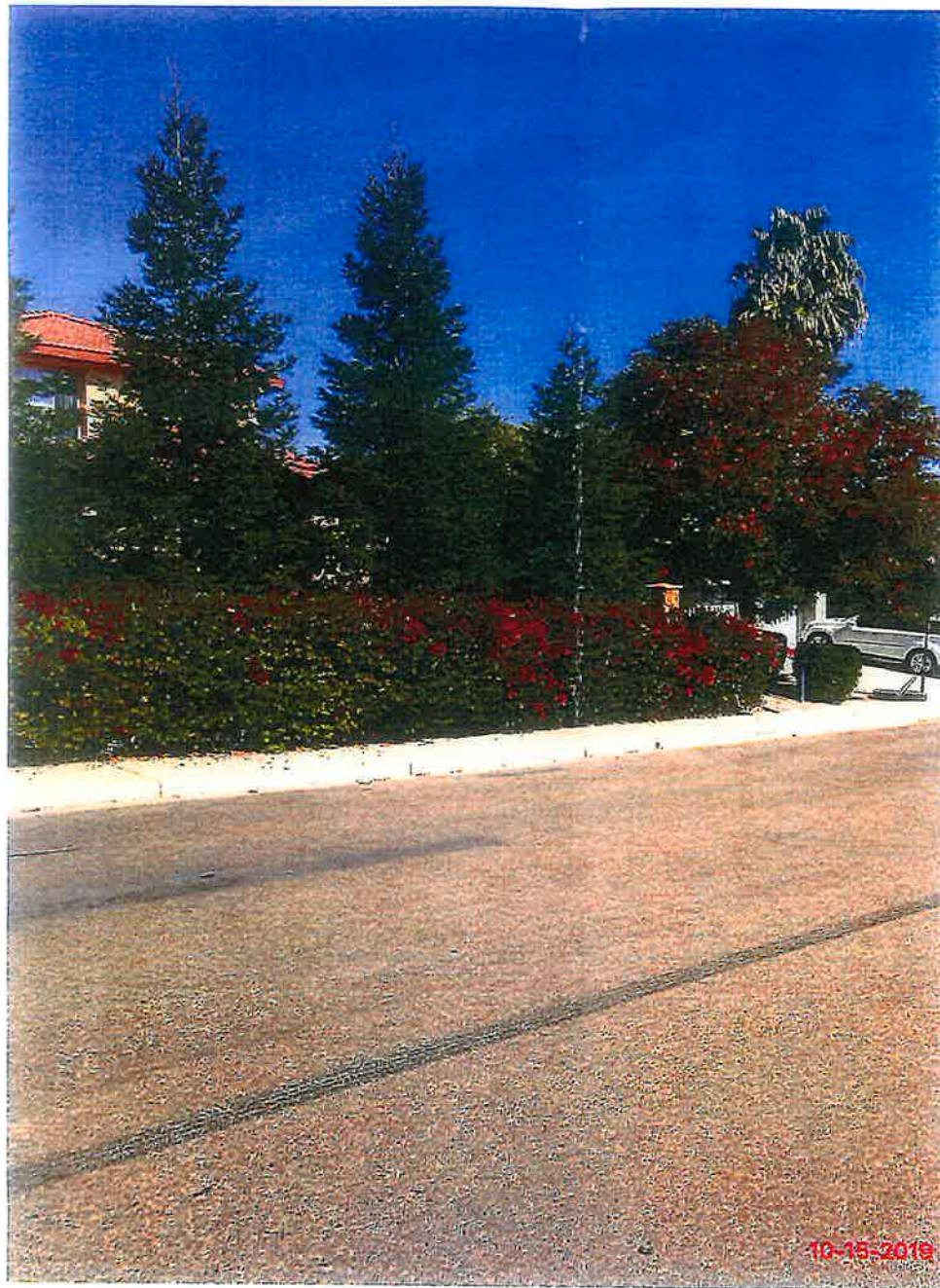
Questions regarding payment of this citation, call the Finance Department, (925) 779-7055. Mail payment to:

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

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

See Reverse Side

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





COPY

November 26, 2019

Hisham Abu Al Shaer
[REDACTED] Precita Avenue
San Francisco, CA 94110-4720

RE: Board of Administrative Appeals Hearing
Property Address: [REDACTED] Union Mine Drive, Antioch, CA
Citation Date: 10/15/19
Citation No.: 28890

Dear Hisham Abu Al Shaer,

This is a follow up to our letter dated October 24, 2019. Please be advised your appeal is scheduled to be heard on Thursday, December 5, 2019, at 3:00 p.m. The Board of Appeals hearing will be held at the Antioch Community Center, 4703 Lone Tree Way, Antioch, CA. A copy of the Board of Administrative Appeals Agenda is attached.

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

The Agenda 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 Board of Administrative Appeals Agenda information, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>. Other locations to view the Agenda are the City Hall front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

Thank you.

Sincerely,

CHRISTINA GARCIA, CMC
Deputy City Clerk

cc: Code Enforcement

Enclosures





PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On November 26, 2019, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Hisham Abu Al Shaer
[REDACTED] Precita Avenue
San Francisco, CA 94110-4720

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on November 26, 2019, at Antioch, California.

Christina Garcia





**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

ANTIOCH COMMUNITY CENTER
Community Hall C
4703 Lone Tree Way, Antioch

DECEMBER 5, 2019
3:00 P.M.

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

1. CONSENT CALENDAR

**A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR
NOVEMBER 7, 2019**

Recommended Action: Motion to approve the Minutes.

**B. CODE ENFORCEMENT – APPROVAL OF THE LEVY OF SPECIAL
ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE
CITATIONS AND LIEN PROCESSING FEES FOR THE MONTH OF OCTOBER
2019**

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

OATH for all intending to testify

- A. CASE NO. CE1909-078 – APPEAL FILED BY HESTER “MARIE” HAMPTON, 1716 PETIT PEAK COURT, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE §5-1.202(D).

- B. CASE NO. CE1909-015 / ADMINISTRATIVE CITATION NO. 28890 – APPEAL FILED BY HISHAM ABU AL SHAER, 5132 UNION MINE DRIVE, ANTIOCH, CA – VIOLATION OF ANTIOCH MUNICIPAL CODE §7-2.623(A)(2).

PUBLIC COMMENTS—*Only unagendized issues will be discussed during this time*
WRITTEN/ORAL COMMUNICATIONS

MOTION TO ADJOURN: *After Written/Oral Communications, the Chair 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.*

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: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/> or at the City Clerk's Office, City Hall, 200 H Street, Antioch, CA 94509, Monday through Friday, 8:00 a.m. to 5:00 p.m., for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection.

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 near the entrance doors, and place in the Speaker Card Tray near the City Clerk's table. 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".

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.

PLEASE TURN OFF CELL PHONES BEFORE ENTERING THE MEETING LOCATION.

October 24, 2019

Hisham Abu Al Shaer

[REDACTED]

San Francisco, CA 94110-4720

RE: Board of Administrative Appeals Hearing
Property Address: [REDACTED], Antioch, CA
Citation Date: 10/15/19
Citation No.: 28890

Dear Hisham Abu Al Shaer,

This is a follow up to your written appeal filed on October 23, 2019, regarding the above-referenced Administrative Citation received from Code Enforcement.

Please be advised your appeal is scheduled to be heard on Thursday, December 5, 2019, at 3:00 p.m. The Board of Appeals hearing will be held at the Antioch Community Center, 4703 Lone Tree Way, Antioch, CA.

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals. A General Information sheet is enclosed to answer any questions you may have regarding the appeals.

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 Board of Administrative Appeals Agenda information, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>. Other locations to view the Agenda are the City Hall front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

Thank you.

Sincerely,



CHRISTINA GARCIA, CMC
Deputy City Clerk

cc: Code Enforcement

Enclosures





PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On October 24, 2019, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Hisham Abu Al Shaer
[REDACTED]
San Francisco, CA 94110-4720

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on October 24, 2019, at Antioch, California.

Christina Garcia





ADMINISTRATIVE BOARD OF APPEALS

GENERAL INFORMATION FOR PERSONS APPEALING CITATIONS

The Administrative Board of Appeals is comprised of five Antioch residents, who are appointed by the Mayor and have volunteered their time to hear your appeal. The Board Members do not receive monetary compensation for their time and they are not employees of the City. They do not make or control the law. They are hearing officers who will review your appeal because you have requested the City do so. As the person making the appeal (the appellant) please keep in mind the below:

Schedule of Hearing:

- When an appeal is requested, it is typically scheduled for the first Thursday of every month.
- You will receive written notice of the date and time of the appeal hearing from the City Clerk's office 10 days after you file your appeal.
- The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date. To view the Board of Administrative Appeals Agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

When You Don't Show For Your Hearing:

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

How You Will Act At Your Appeal Hearing:

- You and anyone else who is attending the appeal at your request will maintain a respectful attitude at all times,
- If you or anyone else does not maintain a respectful attitude, you may be asked to leave the hearing by the Board Chairperson.
- Your appeal is not an opportunity to debate or argue with City staff or Board Members. Any questions should be directed to the Board Chairperson.
- When you speak, you should talk about the reasons why you feel the citation was wrongfully issued.

How The Appeal Hearing Will Go:

- The Board will read your item of appeal from its Agenda.
- The Board will then ask City staff to present an oral report with regard to your citation. The Board may ask questions of City staff after the oral report. This oral report will be for **five (5) minutes**.
- After staff has provided its report, and the Board is finished with its questions of staff, you will then be called to the podium to speak. Please come up and speak at the podium, not from the audience.
- You will have **five (5) minutes** to present the reasons why you are appealing the citation.
- Any other additional persons who may oppose or support your appeal can fill out speaker cards and speak for **three (3) minutes**.
- The Board may then ask City staff for a rebuttal to the statements you or others made in support or opposition of your appeal. This rebuttal is only for **three (3) minutes**.
- Then the hearing is completed and the Board will then issue its ruling on your appeal.

Your Burden:

- It is your appeal and therefore you bear the burden to prove that the citation was wrongfully issued.
- To win your appeal, you must have a majority of the Board uphold your appeal (3 of 5, or 2 of 3).
- If the Board determines there was in fact good reason to issue the citation, your appeal will be denied and the citation amount that you deposited to have your appeal will not be refunded.

How The Board Will Rule:

The Board can only rule one of two ways:

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

Written Findings and Order:

- The Board will render their findings and recommendations after the hearing is concluded or as soon as possible.
- You will be mailed the written decision of hearing within ten (10) days of the hearing.

OCT 23 2019

CITY OF ANTIOCH
CITY CLERK

Citation Appeal Application

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

Date of Citation: 10/15/2019

Citation #: 28890

Name: ABV AL SHAER, Hisham

Property Address: [REDACTED]
ANTIOCH CA 94531

Mailing Address: Same [REDACTED]
San Francisco CA 94110

Home Phone: [REDACTED] Work Phone: [REDACTED] Cell Phone: [REDACTED]

Email:

REASON FOR APPEAL

we Did what ~~the~~ He ask for
I Paid \$200 To Trim the
Side wake Two people can wake
ON Side wake No problem

we Did what they ask for
befor the date
UNfare to pay fine for thing's we already
take care of

Signature

Date 10/23/2019

***PLEASE NOTE:** A \$50.00 Board of Administrative Appeals Fee is also due when filing your appeal as per our City of Antioch's Master Fee Schedule located on our City's Website under the following link: <https://www.antiochca.gov/finance-department/>.

ADMINISTRATIVE

CITATION

City of Antioch

Citation # 28890

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

Date of Violation 10/15/19 Time 245 PM Day of Week TUESDAY

Location of Violation [REDACTED]

Citation Issued To (owner/resident/business) HISHAM + VARIMAN ABU-AL-SHAER

Address (if different than violation) [REDACTED]

City SAN FRANCISCO State CA Zip 94110

Driver's License State DOB

Vehicle License State Year Make Model Color

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

☐ 1st Violation - \$100.00/\$130.00

☐ 2nd Violation - \$500.00/\$700.00

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

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

Code Section	Description of Violation	Fine Amount
7-2.623(A)(2)	NO ENCROACHMENT ON PUBLIC RIGHT OF WAY	\$ 100
		\$
		\$
		\$
		\$

REINSPECTION FEE: \$ 233 TOTAL DUE: \$ 333

Notes: PLEASE CUT BACK SHRUB TO COMPLETELY CLEAR SIDEWALK

Issuing Officer [REDACTED] ID number 5.6111 Date 10/15/19 Case # CE1909-015

TO AVOID ADDITIONAL CITATIONS, YOU MUST CORRECT THE ABOVE VIOLATION(S) ON OR BEFORE: 10/25/19

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

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

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

See Reverse Side

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

CITY OF ANTIOCH

925-779-7055

REC#: 01308756 10/23/2019 2:44 PM

OPER: FC1 TERM: 001

REF#:

ACCT #: XXXX-XXXX-XXXX-6425

AUTH #: 023097

TRAN #: 000001308756

TYPE: PURCHASE

APP NAME: Visa

ENTRY MODE: CHIP

CVM: SIGN

AMOUNT USD\$ 383.00

EMV DETAILS:

AID: A0000000031010

ARC: 00

IAD: 06010A03602000

TSI: 6800

TVR: 8080008000

TRAN: 171.0000 NIS Citation fees

HISHAM ABU-AL-SHAER

Citation NIS

333.00CR

TRAN: 900.0000 TRUE MISC RECEIPTS

HISHAM ABU-AL-SHAER ADMIN APP

Miscellaneous Reven

50.00CR

TENDERED: 383.00 CREDIT CARD

APPLIED: 383.00-

CHANGE:







RETURN SERVICE REQUESTED

OAKLAND
CA 945
17 OCT '19
PM 5 1

NEOPOST FIRST-CLASS MAIL
10/17/2019
US POSTAGE \$000.50⁰



ZIP 94509
041M11285614

ABU-AL-SHAER HISHAM & NARIMAN
[REDACTED]
SAN FRANCISCO CA 94110-4720