

STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL FOR CONSIDERATION AT THE HEARING ON APRIL 17, 2025.

PREPARED BY: Amanda Lunsford, Code Enforcement Officer

PREPARED FOR: Administrative Board of Appeals

APPROVED BY: Curt Michael, Code Enforcement Manager

DATE: April 9, 2025

SUBJECT: Case No. CE2104-139
[REDACTED] Beede Way, Antioch, CA 94509
Violation of Antioch Municipal Codes:
8-1.02, 5-1.202(C)(1)(a), & 5-1.202(C)(2).

REQUEST:

Syeda F. Shah, one of the property owners of the above listed address, has requested a hearing to appeal Citation #400743, issued December 16, 2024, for the following violations of the Antioch Municipal Code:

§ 8-1.02 BUILDING VIOLATIONS.

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the Code. Penalties may include citation and/or doubling of original permit fees.

§ 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:

(C) Abandoned, unsecured or partially constructed buildings.

(1) Any vacant building, structure or other property that is unlocked or unsecured or has broken or missing doors or windows or other unsecured openings allowing unauthorized access by trespassers, or constituting a potential attraction to children or a harbor for vagrants, criminals, or other unauthorized persons, or so as to enable persons to resort to committing nuisance or other criminal activities:

- (a) Except as provided below in division (b), no building or structure shall be left in a boarded up and/or vacant condition in excess of six months unless a valid building permit has been issued and work under that permit is taking place to facilitate reoccupation of the building or to demolish it. In any event, the vacant structure must be maintained in compliance with this Code to prevent a blighted appearance of the premises.

§ 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

(C) *Abandoned, unsecured or partially constructed buildings.*

(2) Any building or structure permitted to remain in a state of partial construction, reconstruction or demolition, whether the partial demolition is due to manmade or natural causes such as fire or earthquake, so that it poses a risk of harm to the public, or constitutes visual blight or reduces the aesthetic appearance of the neighborhood, or is offensive to the senses, or is detrimental to the use and enjoyment of nearby properties, or reduces nearby property values;

BACKGROUND INFORMATION:

This case, case #CE2104-139, was opened in April of 2021 for various violations to the previous owner of the property, Josh Bortin. (True and accurate copies of photographs from the initial inspection are attached as “Attachment 1”.)

The home caught on fire in December of 2021. (True and accurate copies of photographs from the post fire inspection are attached as “Attachment 2”.) The property was deemed uninhabitable and red tagged due to no electricity and fire damage.

The previous property owner Josh Bortin never brought the home into compliance. He never obtained the proper permits to rebuild the home safely. He received extensive education and multiple citations during his ownership.

The property was sold, as is, in September of 2023 to Syeda F Shah and Muhammad A Ali. Due to the change of ownership and remaining violations upon the property, the case remained open; however, our education and enforcement started over with the new owner Syeda F. Shah. (True and accurate copies of photographs from the inspection directly following the sale of the home in September of 2023 are attached as “Attachment 3”.)

On 12/05/2023, I noticed the hole in the front yard was shored and filled. There was no longer a hazardous hole in the front of the property; however, there was no permit on file to verify the safety of the structure before, during, or after construction occurred. Our public works department confirmed during a previous visit that a permit was needed to verify the shoring process was done correctly due to the structural compromise the digging of the hole caused to the home. The property was red tagged due to a fire approximately 2 years prior, the red tag remained intact fixed to the front window. The property was bought and sold. There were no permits on file for the property from the previous or new owner. I issued an additional notice of violation at that time and I started the case over due to new ownership. I met the new owner Syeda Shah on the property and provided education regarding our permit process and how to correct all violations upon the property. My reinspection for permits was scheduled on 01/19/2023. (True and accurate copies of photographs from the inspection are attached as "Attachment 4".)

On 01/24/2024, I noted a permit was applied for on 1/18/2024. Permit #B2024-0125. Amy Upton from the City of Antioch Building Department received all the paperwork. She followed up with an email, on 1/18/2024, asking for payment and for the property owner to schedule a pre inspection due to the nature of the fire to determine how extensive of plans were needed for the rebuild, with negative results. I followed up with a phone call to the PO. I left a detailed voice message requesting a reply to the email in addition to payment and a scheduled inspection. I granted additional time to comply. My reinspection was set for 02/08/2024. (True and accurate copies of the email and invoice are attached as "Attachment 5".)

Multiple reinspections and examinations of the status of the building permit and the conditions of the property were done between February 2024 and April 2024. No permit had been obtained, and no plans had been submitted during this time.

On 04/24/2024, I noted the pre inspection had been completed and paid for. The Antioch Building Department advised that the home was completely burned and was bare to the studs. A complete set of plans needed to be submitted to the Antioch Building and Planning Department for approval. The plans needed to be submitted within 30 days. I contacted the PO, Syeda Shah, via phone and reiterated next steps. My reinspection and re-evaluation of the case was scheduled for 05-28-2024.

Multiple reinspections and examinations of the status of the building permit and the conditions of the property were completed between May of 2024 and September of 2024. No permit had been obtained, and no plans had been submitted. Extensive education was provided to the property owner, the property owner's brother-in-law, and her handyman who was often present upon the property during scheduled reinspections.

On 09/12/2024, I noted there were no building permits applied for or obtained. I placed red tags in three different locations upon the front of the home, as they had been removed. Due to it having been a full year of extensive education and no progress, I issued a citation, citation #400757, in the amount of \$346.00 for building permits required. My reinspection was set for 10/14/2024. (True and accurate of photographs are attached as "Attachment 6".)

On 11/05/2024, Upon reinspection/re-evaluation of the property, I noted no active permit on file. The permit, B2024-0125, started by Syeda Shah, which consisted of a pre-fire inspection was never completed. The building department confirmed no other permit was applied for or obtained. No plans were submitted. There were boards over the windows and across the garage. There were tarps on the roof. No roof permit was obtained. I issued a citation, citation #400739, in the amount of \$746.00 for no building permit on file. I issued a notice of violation for the extended time the windows, door, and garage had been boarded up and for the state of disrepair/partially constructed building. My reinspection date was set for 12/03/2024. (True and accurate of photographs are attached as "Attachment 7".)

On 11/19/2024, I received a visit from multiple witnesses who were concerned that there were people, possible squatters, living in the red tagged residence. The red tags had been removed. They shared photographs of a white work truck parked in the front of the property and men working atop of the roof with no permit. The windows and doors were still boarded up. There were tarps placed all along the roof that were not previously there. A witness made contact with me at the property and advised of a silver Toyota pick up truck that was associated with a woman staying in the home. The woman identified herself as the sister of the Syeda Shah. At this time the home remained red tagged and was not safe to inhabit. I knocked on the front door and two side fence gates with negative results. I saw shadows moving in the rear yard. I returned to the property about an hour later to replace the red tags and the silver Toyota truck was gone. The witness made contact and advised the lady in the home had left. I saw additional photographs of the woman bringing in multiple gas cans and advised the generator was running all night. I contacted Syeda Shah; I requested an inspection to verify no work had been done since the initial inspection. The PO advised she would be out of the country until Dec 15. I requested an agent on her behalf meet me at the property. The PO stated she had no one in town to represent her. I will meet the PO at the property on 12/16/2024 for an interior inspection. I advised the PO if no building permit was on file at that time, I would be issuing an additional citation. I continued to monitor the exterior of the home on a weekly basis until the date of the inspection.

On 12/16/2024, Upon a scheduled inspection of the property, there were boards across the front window and garage. There were tarps upon the roof. I knocked on the door in attempts to meet with the property owner for a scheduled inspection with negative results. The property owner did not make contact with me in attempts to cancel or reschedule. I attempted contact with the PO via phone, with no response. I left a message and requested a call back. I received an info advisory from Antioch PD. PD was called on Sunday 12-15-2024 on the report of people inside the home, performing construction on the house at approximately 10pm. They could hear a generator and power tools. I followed up with dispatch confirming all info. There were no permits upon the home and no one should be inside due to its red tag status. I issued a stop work notice. I issued a citation, citation #400743, in the amount of \$1440.00, and a notice of violation referencing dates and times of allowable hours for construction. My reinspection was set 01/06/2024. . (True and accurate of photographs and a copy of the citation are attached as "Attachment 8".)

Citation #400743(Issued on 12/16/2024.)
\$1000.00 8-1.02 Building permits required
\$100.00 5-1.202(C)(1)(a) Extended period of time for boarded windows
\$100.00 5-1.202(C)(2) Fire home-extended state of disrepair
\$240.00 Reinspection fee
\$1440.00 Total

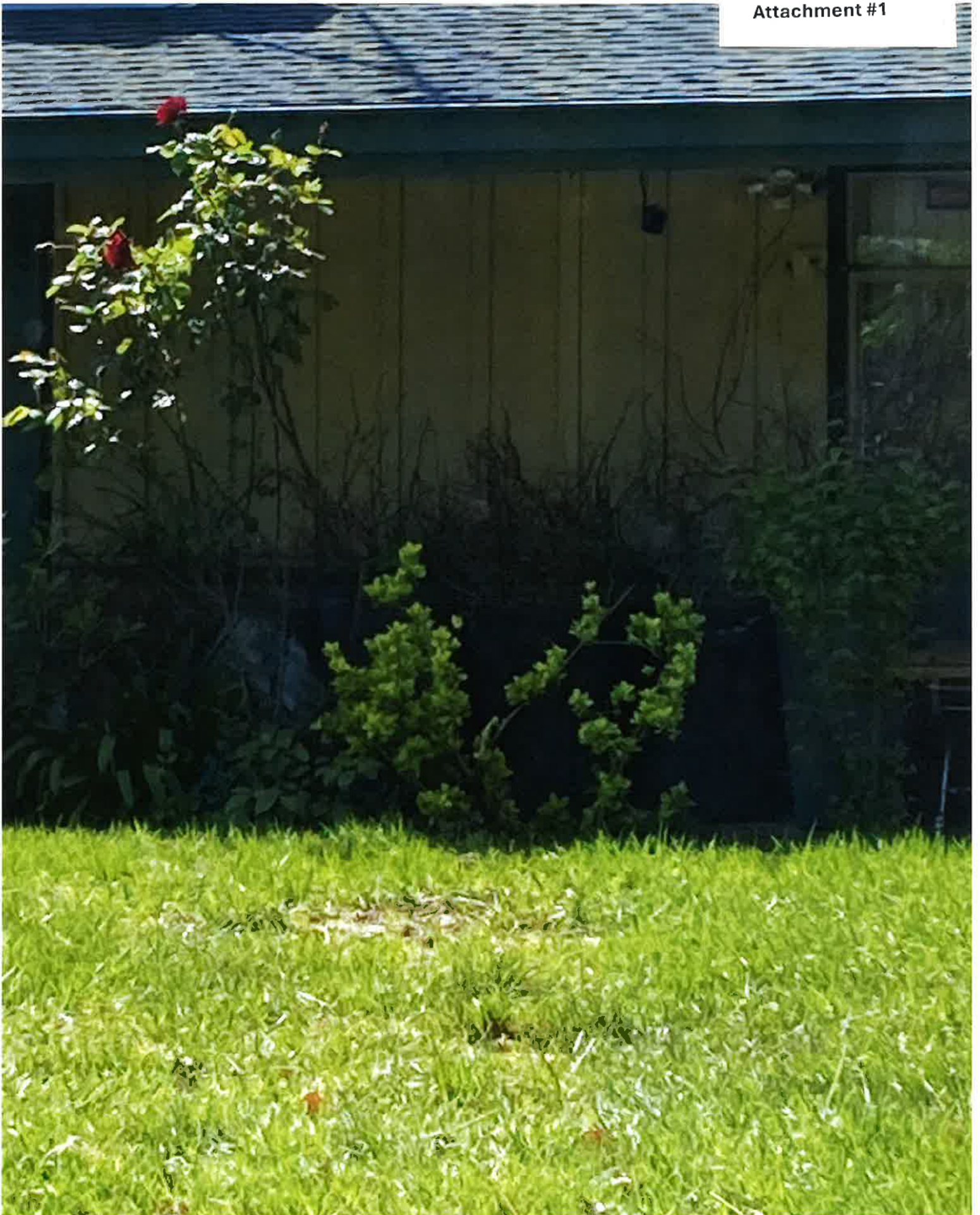
On 12/30/2024, the city clerk's office advised the property owner, Syeda Shah had requested an appeal on citation #400743, issued on 12/16/2024.

On 02/25/2025, I was contacted by Robert Griffin, via phone, a new contractor hired by the property owner to obtain permits and complete all needed construction to bring the property into compliance. The contractor requested an immediate inspection of the home with a building inspector. I arranged for the Antioch Building Department and myself to meet with Mr. Griffin the following day. Mr. Griffin was sent an invoice for the inspection and was advised the inspection must be paid for. The building department and I were at the property at 9:00am as scheduled and Mr. Griffin was a no call no show. I called Mr. Griffin twice, leaving messages and requesting a call back, with negative response. The inspection was never paid for. I was never contacted by Mr. Griffin or Syeda Shah.

On 04/10/2025, I noted the property remains out of compliance. The front yard landscape is overgrown with weeds sitting at a foot tall. There is vegetation growing up through the cracks of the cement in the driveway and there is a large cut tree branch piled in the front yard landscape. The boards remain on the windows and garage. The property remains in an extended state of disrepair. No progress has been attempted or made regarding applying for a permit and submitting plans. Plan review and building permits are required for the safety of any person or structure within the direct or surrounding vicinity of the property. Under the new owner this case has been open for approximately a year and a half. The property is currently not in compliance. (True and accurate copies of photographs from the inspection are attached as "Attachment 9".)

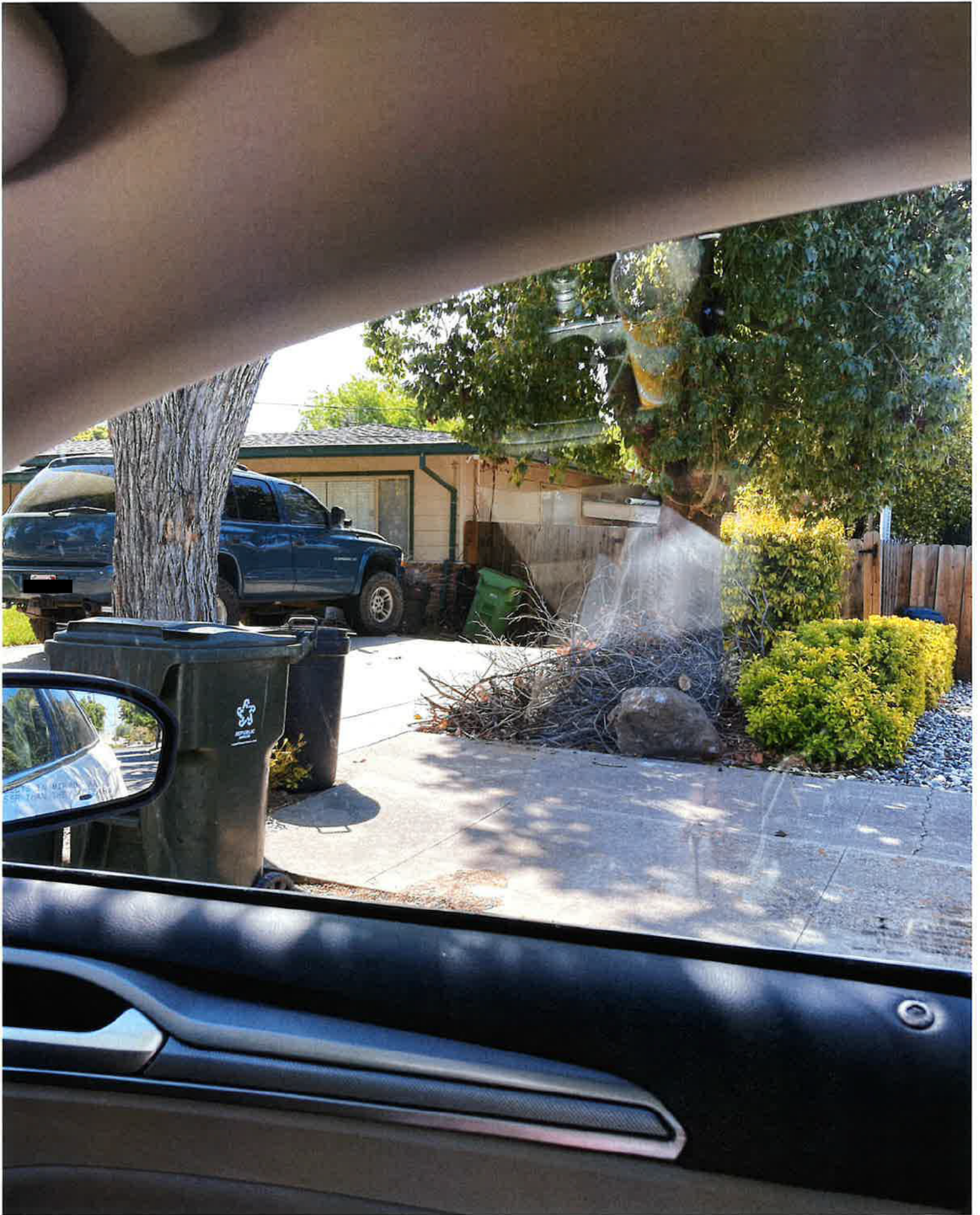
RECOMMENDATION:

Recommendation to uphold Citation #400743, in the amount of \$1440.00, issued to Syeda F. Shah and Muhammad A Ali on December 16, 2024, for violation of Antioch Municipal Code sections 8-1.02, 5-1.202(C)(1)(a) and 5-1.202(C)(2). Upon issuance of the citation on December 16, 2024, the property was in violation and the Property Owner was educated extensively on how to bring the property into compliance prior to the citation being issued and failed to do so.





















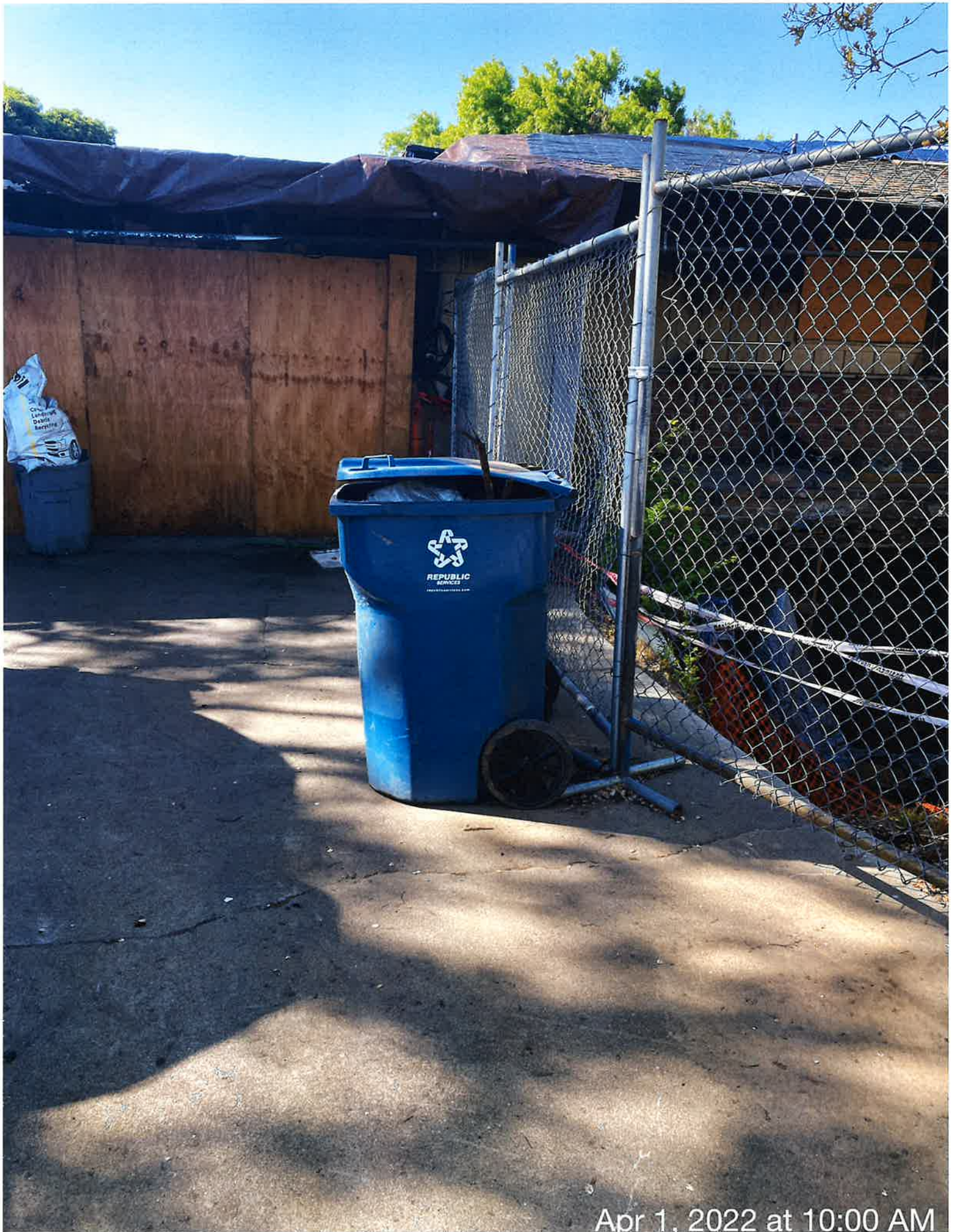


Apr 1, 2022 at 10:00 AM





Apr 1, 2022 at 10:00 AM



Apr 1, 2022 at 10:00 AM

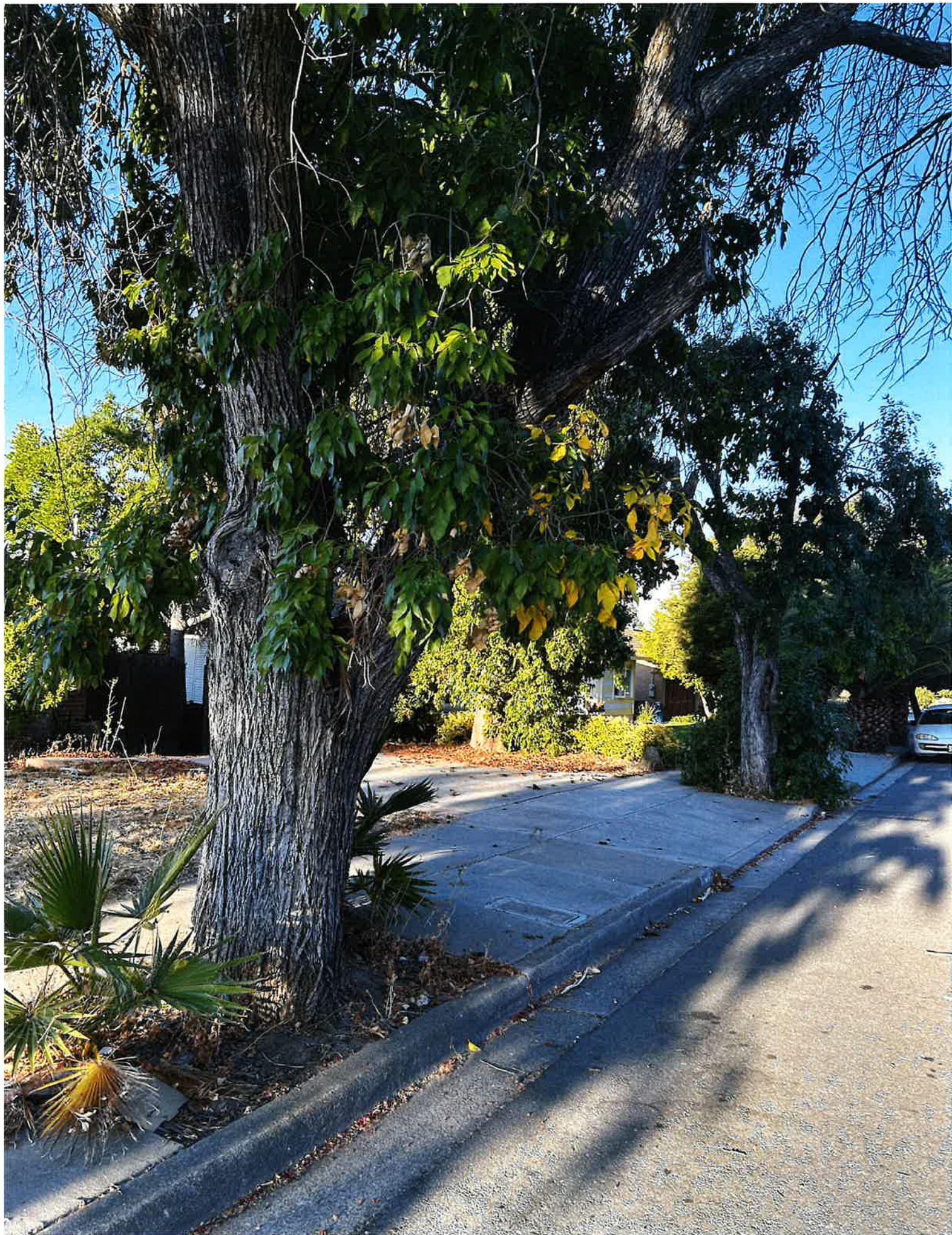


Apr 1, 2022 at 10:00 AM



Feb 2, 2022 at 11:04 AM

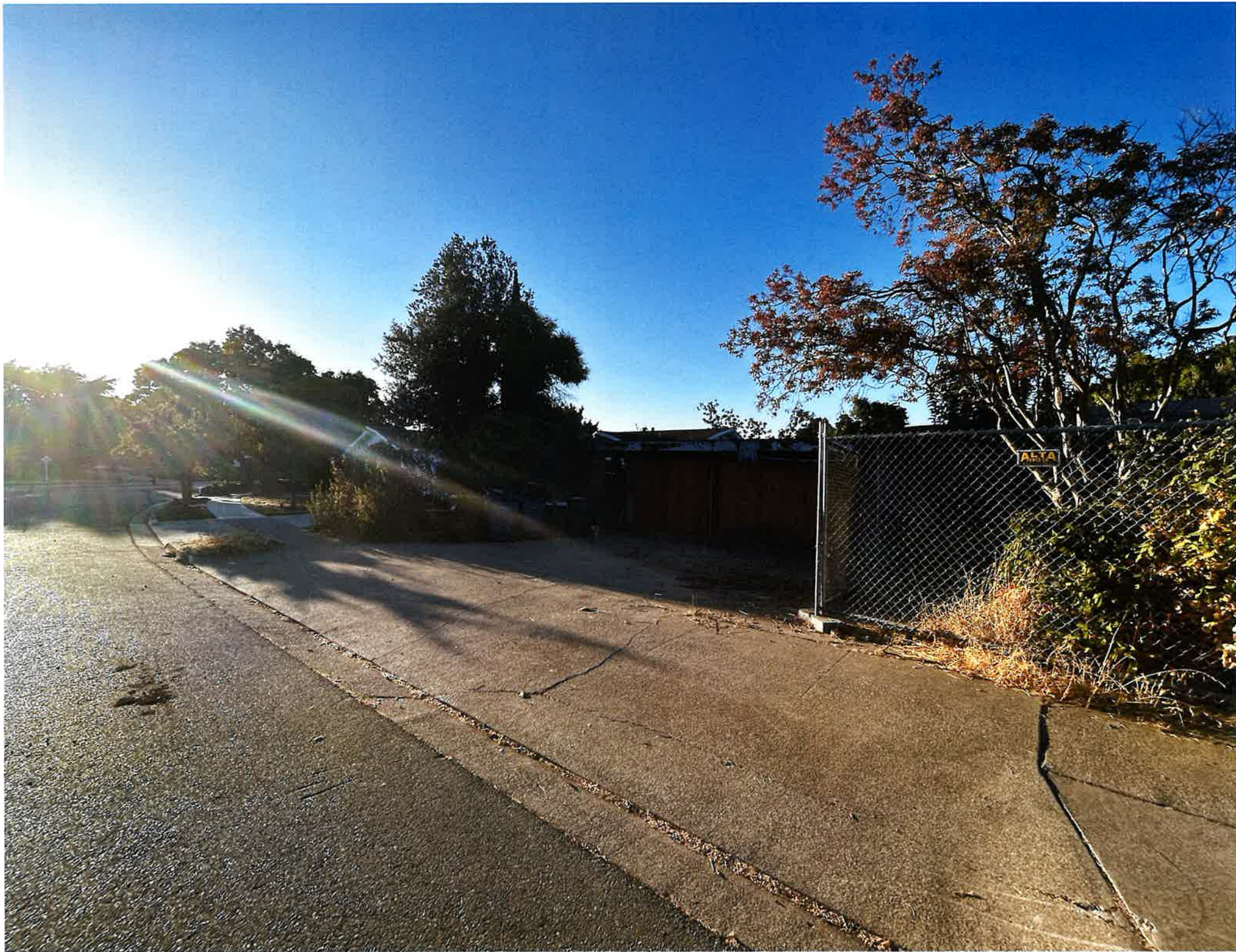




















Attachment #4



Dec 5, 2023



Dec 5, 2023



Dec 5, 2023



Dec 5, 2023

From: Upton, Amy
Sent: Thursday, January 18, 2024 8:48 AM
To: goldenstargas@gmail.com
Subject: [REDACTED] BEEDE WAY - INVOICE

We have received your permit application, and a Fire Pre-Inspection is needed. I've attached the invoice for the inspection fee, and you can pay at the link below. Once the fee has been paid, we can schedule the inspection.

Thank you.

<https://antiochca-energovweb.tylerhost.net/APPS/SELFSERVICE#/home>

Amy Upton

Community Development Technician

Building Division

Office: (925) 779-7065

Fax: (925) 779-7034

Website: www.antiochca.gov | www.antiochisopportunity.com

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

Physical Location | 200 H Street Antioch, CA 94509-1285



**INVOICE (INV-00003152)
FOR CITY OF ANTIOCH, CA**

BILLING CONTACT

Sueda Shah
[REDACTED] ELENA CT
ANTIOCH, CA 94531

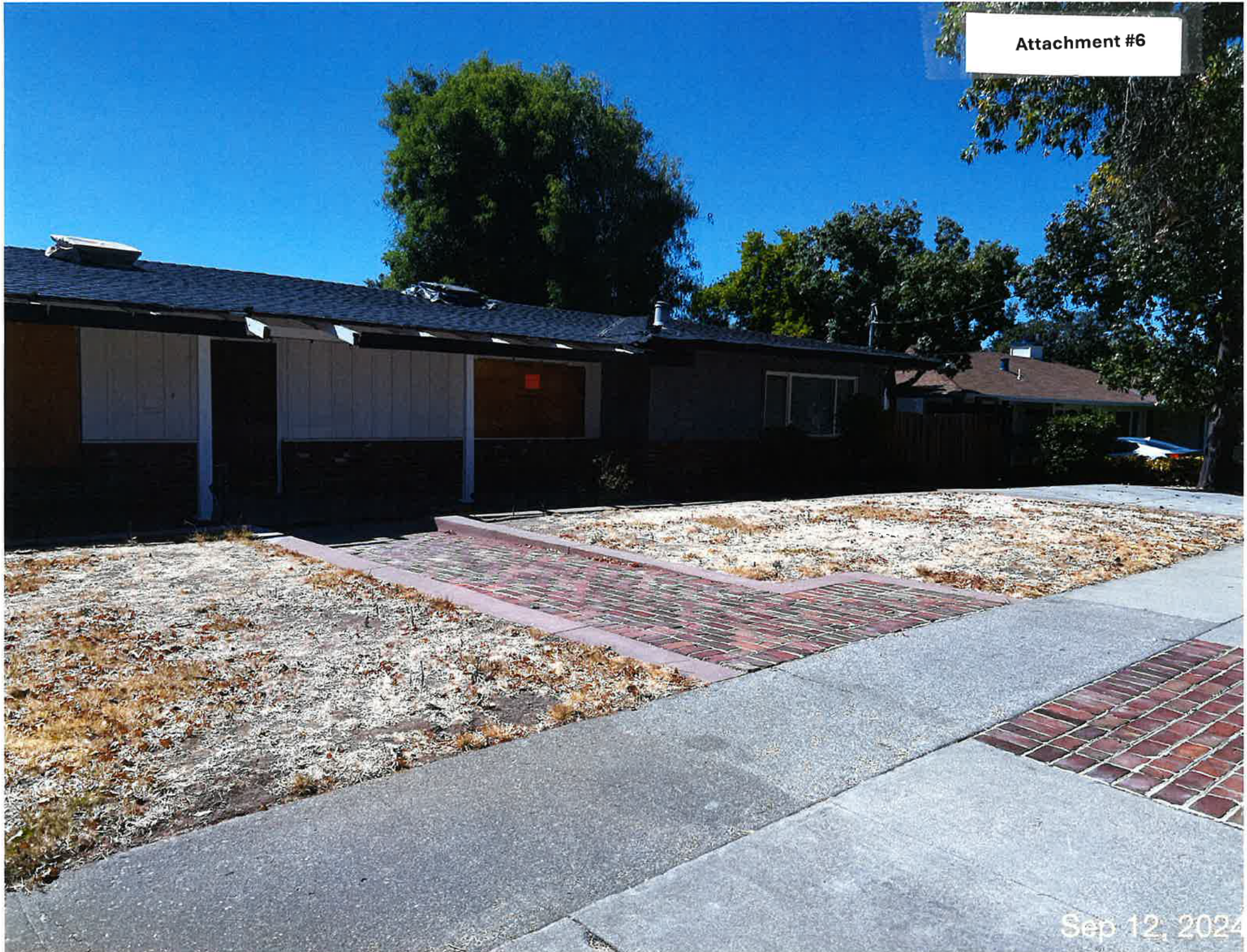


INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00003152	01/18/2024	01/18/2024	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
B2024-0125	vc-(170) Pre-Fire inspection	\$145.00
120 Beede Way Antioch, CA 94509		SUBTOTAL \$145.00

REMITTANCE INFORMATION
200 H St, Antioch, CA 94509

TOTAL	\$145.00
--------------	-----------------



Sep 12, 2024







Sep 12, 2024

Attachment #7

Nov 5, 2024



Nov 5, 2024







Nov 5, 2024

Attachment #8

Dec 16, 2024





Dec 16, 2024



Dec 16, 2024

ADMINISTRATIVE
CITATION

City of Antioch

Citation # **400743**

Case #: **CE2104-139**

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

CITATION PROCESSING CENTER - (800) 969-6158

Date of Violation **12-16-24** Time ☐ AM ☒ PM Day of Week **MONDAY**

Location of Violation **BEDE WAY**

Citation Issued To (owner/resident/business) **SHAH SYEDA FARAH, ALI MUHAMMAD A**

Address (if different than violation) **P.O. BOX**

City **OAKLEY** State **CA** Zip **94561-0164**

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
8-1.02	BUILDING PERMITS REQ	\$ 1000.00
5-1.202(c)(1)(a)	BOARDED WINDOWS	\$ 100.00
5-1.202(c)(2)	STATE OF DISREPAIR	\$ 100.00
		\$
		\$
		\$

REINSPECTION FEE: \$ **240.00** TOTAL DUE: \$ **1440.00**

Notes:

**OBTAIN BUILDING PERMITS IMMEDIATELY,
REMOVE BOARDS = FIX WINDOWS.
GARAGE DOOR (MUST OBTAIN PERMITS)
BRING HOME TO FULL WORKING ORDER
WITH PROPER PERMITS.**

Issuing Officer **AL** ID number **E6158** Date Issued **12-16-24**

TO AVOID ADDITIONAL CITATIONS, CORRECT THE VIOLATION(S) BEFORE:

1-16-25

Pay online at: www.CitationProcessingCenter.com

Mail check or money order payment to:

City of Antioch

C/O Citation Processing Center

P.O. Box 7275

Newport Beach, CA 92658-7275

CITATION PROCESSING CENTER - (800) 969-6158

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

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



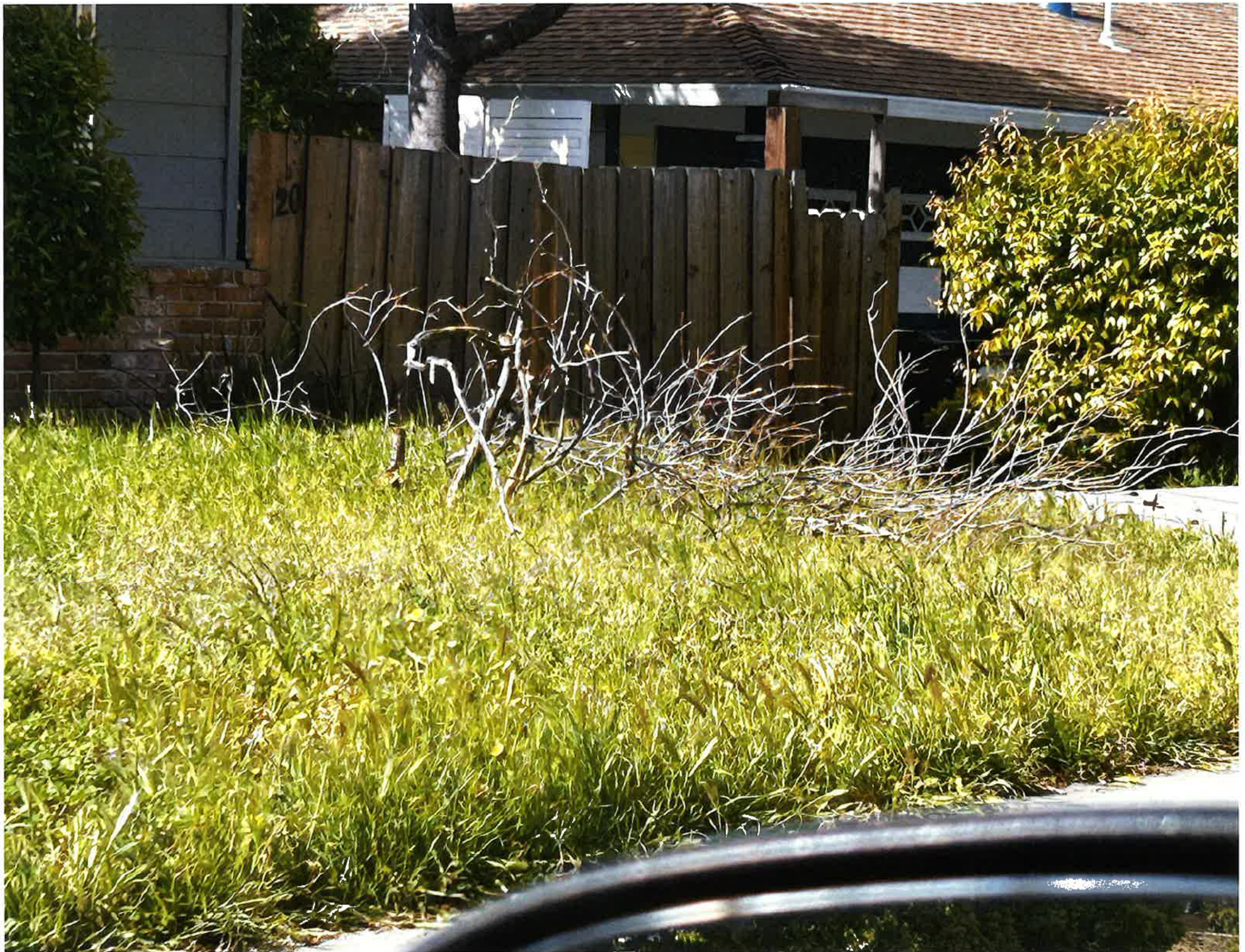
















CITY OF ANTIOCH
Clerk's Department

JAN 06 2025

RECEIVED

Citation Appeal Application

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

Date of Citation: 12-16-24

Citation #: 400743

Name: Syeda F. Shah

Property Address: [REDACTED] Berde way Antioch CA 94509

Mailing Address: P.O. BOX [REDACTED] Oakley CA 94561

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

Email: [REDACTED]

REASON FOR APPEAL

need administrative review

Signature: [REDACTED]

Date: 1-6-25

***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: [Master Fee Schedules – City of Antioch, California \(antiochca.gov\)](http://antiochca.gov).

CITY OF ANTIOCH
Clerk's Department

JAN 06 2025

RECEIVED

CITY OF ANTIOCH
(925) 779-7055
www.antiochca.gov

DATE : 1/6/2025 1:14 PM
OPER : DNS
TKBY : Dulce Sandoval
TERM : 2
REC# : R02260151

171.0000 CODE ENFORCEMENT 1200.00
CITATION
SYEDA F. SHAH 1200.00
Citation - NIS 1200.00
100-514046020 -1200.00

171.0000 CODE ENFORCEMENT 240.00
CITATION
SYEDA F. SHAH 240.00
Citation - NIS 240.00
100-514046020 -240.00

900.0000 TRUE MISC RECEIPTS 50.00
SYEDA F. SHAH 50.00
Miscellaneous Revenue 50.00
100-114047010 -50.00

Paid By:SYEDA F. SHAH
2-CK 1440.00 REF:127
Paid By:SYEDA F. SHAH
2-CK 50.00 REF:128

APPLIED 1490.00
TENDERED 1490.00

CHANGE 0.00



December 30, 2024

Syeda Farah Shah & Ali Muhammad A
PO Box [REDACTED]
Oakley, CA 94561

RE: Board of Administrative Appeals Hearing

Address: [REDACTED] Beede Way, Antioch CA
Citation Date: 12/18/2024
Citation No.: 400743

Dear Property Owner,

We are in receipt of your request to file an appeal received on December 26, 2024. However, you did not include your \$50 Administrative Appeal Fee as per our City's Master Fee Schedule. The City of Antioch's Master Fee Schedule is located on our City's website (page 24): <https://www.antiochca.gov/finance-department/master-fee-schedules/>:

Board of Administrative Appeals Fee	\$ 50.00 – refundable if appeal successful	100-1250.46400
-------------------------------------	--	----------------

In order to properly file an appeal to be heard by the Board of Administrative Appeals, the property owner must submit a \$50 Administrative Appeals Fee by **4:30 p.m. on Monday, January 6, 2025** with the City Clerk's Office. If we do not receive the \$50 Administrative Appeals Fee by the due date above, we will assume you are withdrawing your request to file an appeal.

Thank you for your prompt response.

Sincerely,

Vanessa Rosales, CMC, CPMC
Administrative Analyst I

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 December 30, 2024, 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:

Syeda Farah Shah & Ali Muhammad A
PO Box [REDACTED]
Oakley, CA 94561

I, Vanessa Rosales, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on December 30, 2024, at Antioch, California.

I'm filing this appeal to the administrative review panel and request a hearing regarding my property located at [REDACTED] Beede way in Antioch California 94509 and the administrative citation number 400743

5-17.05 construction activity noise.

In regards to the citation you can see from the picture sent with the citation there is no one at the property to make noise.

The citation states to fix the house but if we try the police are called..

I also have other business I would like to bring to the attention to the board regarding my property. [REDACTED]

Thank you for your time.
Syeda Shah

CITY OF ANTIOCH
Clerk's Department

DEC 26 2024

RECEIVED

ADMINISTRATIVE
CITATION

City of Antioch

Citation # **400743**

Case #: CE2104-139

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

CITATION PROCESSING CENTER - (800) 969-6158

Date of Violation 12-16-24 Time 1200 ☐ AM ☐ PM Day of Week MONDAY

Location of Violation BEDE WAY

Citation Issued To (owner/resident/business) SHAH SYEDA FARAH, ALI MUHAMMAD A

Address (if different than violation) P.O. BOX

City OAKLEY State CA Zip 94561-064

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
8-1.02	BUILDING PERMITS REQ	\$1000.00
5-1.202(c)(2)	BOARDED WINDOWS	\$100.00
5-1.202(c)(2)	STATE OF DISREPAIR	\$100.00
		\$
		\$
		\$

REINSPECTION FEE: \$ 240.00 TOTAL DUE: \$ 1440.00

Notes:

OBTAIN BUILDING PERMITS IMMEDIATELY.
REMOVE BOARDS • FIX WINDOWS •
GARAGE DOOR (MUST OBTAIN PERMITS)
BRING HOME TO FULL WORKING ORDER
WITH PROPER PERMITS

Issuing Officer AL ID number E6158 Date Issued 12-16-24

TO AVOID ADDITIONAL CITATIONS, CORRECT THE VIOLATION(S) BEFORE:

1-16-25

Pay online at: www.CitationProcessingCenter.com

Mail check or money order payment to:

City of Antioch

C/O Citation Processing Center

P.O. Box 7275

Newport Beach, CA 92658-7275

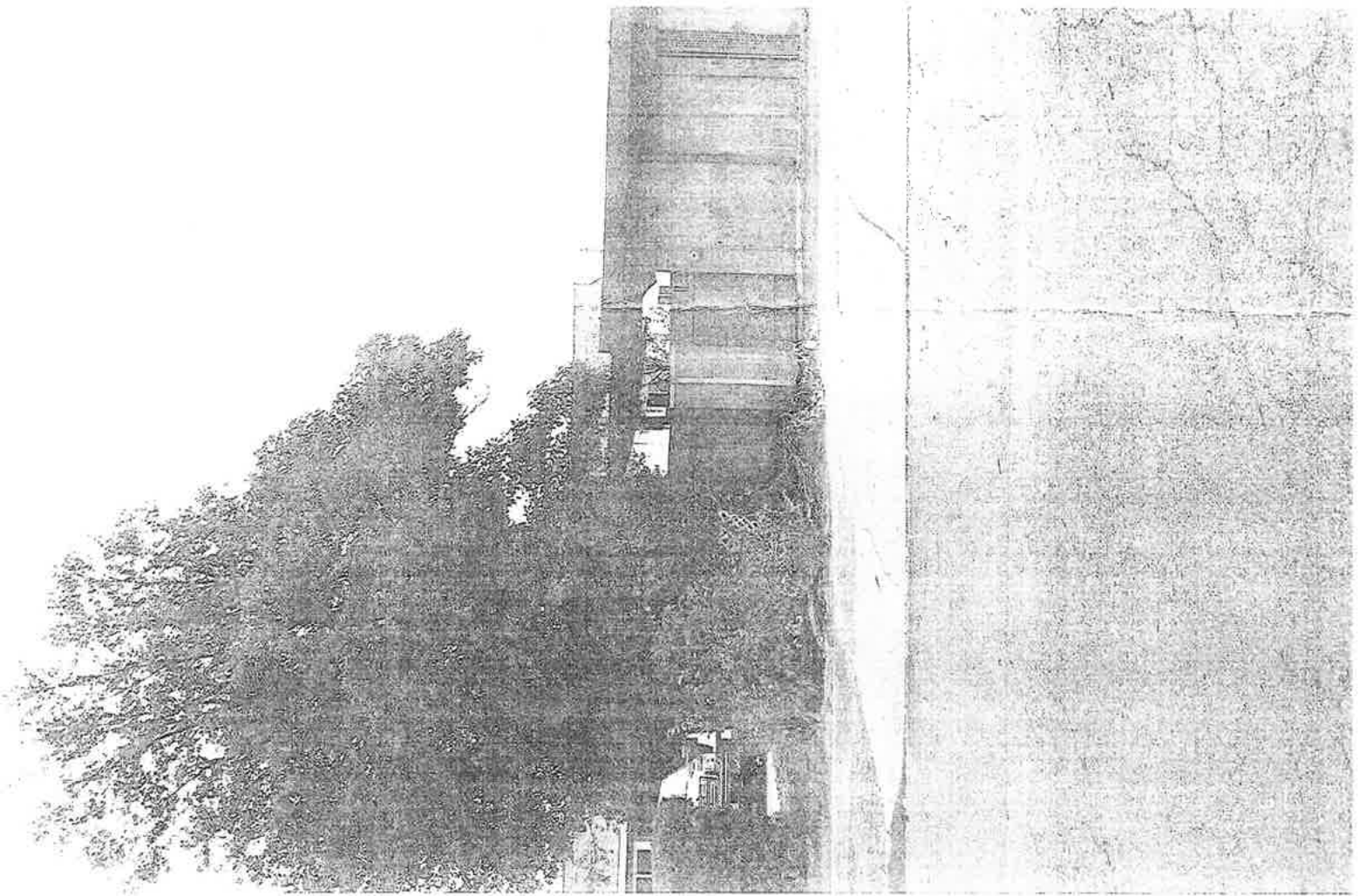
925

774-6156

CITATION PROCESSING CENTER - (800) 969-6158

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

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



Dec 16, 2024

P.O. Box [REDACTED]
Oakley, CA 94561

City Clerk
P.O. Box 5007
Antioch CA 94531-5007

From: [City Clerk](#)
To: goldenstargas@gmail.com
Cc: [City Clerk](#); [Curt Michael](#); [Amanda Lunsford](#)
Subject: City of Antioch Board of Administrative Appeals Meeting scheduled for March 6, 2025
Date: Wednesday, January 22, 2025 11:53:56 AM
Attachments: [image001.png](#)
[Conf. Ltr Appeal \(Filed 2025.01.06\) CE - Shah, Sveda F..pdf](#)
[General Info.Citations-2021.pdf](#)

Good afternoon,

Please find the attached confirmation letter and 'General Information for Persons Appealing Citations', regarding your appeal. A copy of the letter with attachments will be mailed today as well.

Board of Administrative Appeals Hearing
Thursday, March 6, 2025, at 3:00 p.m.
200 H Street, Council Chambers
Antioch, CA 94509

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.

I kindly ask that you please confirm receipt of this email.

Thank you,

Vanessa Rosales, CMC, CPMC
Administrative Analyst I | City Clerk Department

☎: (925) 779-7009

📠: (925) 779-7007

💻: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007



City Offices will be closed on:
February 12, 2025
February 17, 2025



January 22, 2025

Syeda F. Shah
P.O. Box [REDACTED]
Oakley, CA 94561

Email: [REDACTED]

RE: Board of Administrative Appeals Hearing
Property Address: [REDACTED] Beede Way
Citation Date/No: 12/16/2024 | 400743

Dear Syeda F. Shah,

This is a follow-up to your written appeal filed on January 6, 2025, regarding the above-referenced citation. Please note, staff was unable to obtain a quorum and your appeal has been rescheduled to be heard on **Thursday, March 6, 2025, at 3:00 p.m.** The in-person meeting will be held at Antioch City Hall – Council Chambers, 200 H Street, Antioch, CA.

The Agenda with 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 packet and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

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 appeals.

Thank you.

Sincerely,

Vanessa Rosales, CMC, CPMC
Administrative Analyst I

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 January 22, 2025, 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:

Syeda F. Shah
P.O. Box [REDACTED]
Oakley, CA 94561

I, Vanessa Rosales, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on January 22, 2025, at Antioch, California.

From: [City Clerk](#)
To: goldenstargas@gmail.com
Cc: [City Clerk](#); [Curt Michael](#); [Amanda Lunsford](#)
Subject: City of Antioch Board of Administrative Appeals Meeting rescheduled for April 3, 2025
Date: Tuesday, February 18, 2025 10:00:34 AM
Attachments: [Conf. Ltr Appeal \(Resched 2025.04.03\) CE - Shah, Sveda F..pdf](#)
[image001.png](#)

Good morning,

Please find attached the letter regarding your filed appeal. The hearing for your appeal has been rescheduled as listed below:

Board of Administrative Appeals Hearing
Thursday, April 3, 2025, at 3:00 p.m.
200 H Street, Council Chambers
Antioch, CA 94509

The letter attached will also be mailed to the address on file. I kindly request that you confirm receipt of this email.

Thank you,

Vanessa Rosales, CMC, CPMC
Administrative Analyst I | City Clerk Department

☎: (925) 779-7009
📠: (925) 779-7007
💻: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007



From: City Clerk <cityclerk@ci.antioch.ca.us>
Sent: Wednesday, January 22, 2025 11:54 AM
To: goldenstargas@gmail.com
Cc: City Clerk <cityclerk@ci.antioch.ca.us>; Curt Michael <cmichael@antiochca.gov>; Amanda Lunsford <alunsford@antiochca.gov>
Subject: City of Antioch Board of Administrative Appeals Meeting scheduled for March 6, 2025

Good afternoon,

Please find the attached confirmation letter and 'General Information for Persons Appealing Citations', regarding your appeal. A copy of the letter with attachments will

be mailed today as well.

**Board of Administrative Appeals Hearing
Thursday, March 6, 2025, at 3:00 p.m.
200 H Street, Council Chambers
Antioch, CA 94509**

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.

I kindly ask that you please confirm receipt of this email.

Thank you,

Vanessa Rosales, CMC, CPMC
Administrative Analyst I | City Clerk Department

☎: (925) 779-7009

📠: (925) 779-7007

💻: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007



***City Offices will be closed on:
February 12, 2025
February 17, 2025***



February 18, 2025

Syeda F. Shah
P.O. Box [REDACTED]
Oakley, CA 94561

Email: [REDACTED]

RE: Board of Administrative Appeals Hearing
Property Address: [REDACTED] Beede Way
Citation Date/No: 12/16/2024 | 400743

Dear Syeda F. Shah,

Please be advised that your filed appeal scheduled to be heard on March 6, 2025, has been rescheduled, due to no quorum. Your appeal has been rescheduled to be heard on **Thursday, April 3, 2025, at 3:00 p.m.** The in-person meeting will be held at Antioch City Hall – Council Chambers, 200 H Street, Antioch, CA.

The Agenda with 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 packet and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

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.

Thank you.

Sincerely,

Vanessa Rosales, CMC, CPMC
Administrative Analyst I

cc: Code Enforcement



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 February 18, 2025, 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:

Syeda F. Shah
P.O. Box [REDACTED]
Oakley, CA 94561

I, Vanessa Rosales, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on February 18, 2025, at Antioch, California.

From: [City Clerk](#)
To: goldenstargas@gmail.com
Cc: [City Clerk](#); [Curt Michael](#); [Amanda Nelson](#)
Subject: City of Antioch Board of Administrative Appeals Meeting rescheduled for April 17, 2025
Date: Wednesday, March 26, 2025 10:15:00 AM
Attachments: [Conf. Ltr Appeal \(Resched 2025.04.17\) CE - Shah, Sveda F..pdf](#)
[image001.png](#)
Importance: High

Good morning,

Please find attached the letter regarding your filed appeal. The hearing for your appeal has been rescheduled as listed below:

Board of Administrative Appeals Hearing
Thursday, April 17, 2025, at 3:00 p.m.
200 H Street, Council Chambers
Antioch, CA 94509

The letter attached will also be mailed to the address on file. I kindly request that you confirm receipt of this email.

Thank you,

Vanessa Rosales, CMC, CPMC
Administrative Analyst I | City Clerk Department

☎: (925) 779-7009

📠: (925) 779-7007

💻: www.antiochca.gov | www.antiochisopportunity.com

City of Antioch | 200 H Street/P.O. Box 5007, Antioch, CA 94531-5007





March 26, 2025

Syeda F. Shah
P.O. Box [REDACTED]
Oakley, CA 94561

Email: [REDACTED]

RE: Board of Administrative Appeals Hearing
Property Address: [REDACTED] Beede Way
Citation Date/No: 12/16/2024 | 400743

Dear Syeda F. Shah,

Please be advised that your filed appeal scheduled to be heard on April 3, 2025, has been rescheduled, due to no quorum. Your appeal has been rescheduled to be heard on **Thursday, April 17, 2025, at 3:00 p.m.** The in-person meeting will be held at Antioch City Hall – Council Chambers, 200 H Street, Antioch, CA.

The Agenda with 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 packet and Speaker Rules, simply click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/board-of-administrative-appeals/>.

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.

Thank you.

Sincerely,

Vanessa Rosales, CMC, CPMC
Administrative Analyst I

cc: Code Enforcement



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 March 26, 2025, 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:

Syeda F. Shah
P.O. Box [REDACTED]
Oakley, CA 94561

I, Vanessa Rosales, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on March 26, 2025, at Antioch, California.