

**STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL  
FOR CONSIDERATION AT THE HEARING ON NOVEMBER 7,  
2024.**

**PREPARED BY:** Amanda Lunsford, Code Enforcement Officer

**PREPARED FOR:** Administrative Board of Appeals

**APPROVED BY:** Curt Michael, Code Enforcement Manager

**DATE:** November 7, 2024

**SUBJECT:** Case No. CE2308-1153  
[REDACTED] Cook Street, Antioch, CA 94509  
Violation of Antioch Municipal Codes:  
5-1.202(A)(1)(a) & 9-5.603

**REQUEST:**

Rebekah Jackson, the property owner of the above listed address, has requested a hearing to appeal Citation #400723, issued August 27, 2024, 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:

**(A)** *Property inadequately maintained.*

**(1) (a)** The keeping, storage, depositing or accumulation on the premises of any personal property, including, but not limited to, abandoned, wrecked, dismantled, discarded or inoperable equipment, appliances, furniture, containers, packing materials, scrap metal, wood, building materials, junk, solid waste, rubbish, trash and debris, dirt, sand, gravel, concrete or similar materials that is visible from the public right-of-way and:

1. Poses a risk of harm to the public; or
2. Constitutes visual blight or reduces the aesthetic appearance of the neighborhood; or
3. Is offensive to the senses; or
4. Is detrimental to the use and enjoyment of nearby properties; or
5. Reduces nearby property values due to the visibility from the public right-of-way.

### **§ 9-5.603 ACCESSORY BUILDINGS.**

In residential districts, the maximum allowable height is 15 feet for accessory structures. Detached accessory structures shall be located behind the required front yard setback and cover no more than 40% of the rear yard area required for the main building. The minimum side yard for accessory structures is 20 feet on corner lots and zero feet on interior lots. No minimum rear yard setback is required, unless the property is a double-frontage lot in which case a 10 foot rear yard setback is required. In the event an accessory building is attached to the main building, it shall be considered structurally a part of the main building and shall comply in all respects with the requirements of this chapter applicable to the main building. Unless so attached, an accessory building in a residential district shall be at least five feet from any dwelling building existing or under construction on the same lot or any adjacent lot. In the case of a corner lot adjacent to a reversed frontage lot, accessory buildings shall not project beyond the front yard required or existing on the adjacent reversed frontage lot.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 930-C-S, passed 7-29-97)

(See "Attachment #1" for Municipal Code references)

### **BACKGROUND INFORMATION:**

On 08/23/2023, I performed an initial inspection of the property located at [REDACTED] Cook Street. The vegetation throughout the front and side yards of the corner property, weeds, trees, and shrubs, were overgrown and encroaching upon the public right of way. There were piles of dry dead leaves and other vegetation in the front and side landscape of the property. There was a tree in the front landscape so overgrown, blocking the line of sight when reversing out of the driveway and when driving from Macaulay St and attempting to make a left-hand turn or looking for oncoming traffic when making a right-hand turn onto Cook St towards 11th St. There was a White 2002 Chevy sedan, license plate [REDACTED], parked in the driveway, registration expired in June of 2023. There were garbage cans stored in the front landscape on a non-service day. There was a hose coming from the front landscape, draped over and encroaching upon the sidewalk, and draining into the street. (Tripping hazard & Illicit discharge) The vegetation was so overgrown the front of the home was completely blocked by overgrown trees. (Fire hazard) I was unable to identify the location of the front door. (Emergency personnel response concern) The property was requested to be in compliance by 09/05/2023.

True and accurate copies of the notice of violation and photographs from 08/23/2023 are attached as "Attachment 2".

This was a repeat offense for all the same violations, reference case #CE2107-123. The PO Rebekah Jackson was previously educated the 2022, extensively on how to bring and keep the property in compliance. During my previous case I worked with Rebekah from July of 2021 to April of 2022. I explained the importance of keeping the property in compliance once the case is closed to avoid additional fines and fees.

On 09/14/2023, I performed a reinspection of the property, I noted the property was in violation. There was progress; however, there were trees in the front landscape blocking a street sign when traveling west on Macaulay St. There was green foliage covering the entire front of the property, covering the view of any exit or entrance for emergency personnel. There was a tree in the front yard blocking the line of sight when reversing from the designated driveway. The white Chevy sedan license plate [REDACTED] was now registered current. The southwest fence on Cook St was dilapidated and in need of repair or replacement. The PO did not feel she was responsible for the fence. I advised that it was a good neighbor fence, and we do not get involved in the civil portion we hold both property owners accountable to ensure the safety of the public and both properties. I issued an additional notice of violation regarding the fence. I contacted the PO, Rebekah Jackson, via email advising of the remaining violations. I will meet the PO at the property if she requests an appointment. A reinspection was set for 10/02/2023 for the vegetation and 10/18/2023 for the fence.

True and accurate copies of the notice of violation and photographs from 09/14/2023 are attached as "Attachment #3".

On 11/01/2023, Upon reinspection of the property, I noted some vegetation was cut and trimmed, and some remained overgrown, weeds, trees, and shrubs. Most of the encroaching vegetation was cut back off the street and sidewalk throughout the front yard. The hose was removed from encroaching upon the sidewalk. The garbage cans were placed out of view on a non-service day. The large tree in the front yard was pruned up 5 feet and allowed for increased visibility. The dilapidated fence on the side yard facing Cook Street was not in fact a good neighbor fence. The fence belonged solely to the property owner of [REDACTED] Cook St. The fence was the beginning fence that enclosed her rear side yard. Portions of the fence remained out of compliance. I did grant an extension of 10 days to repair and or replace all fence boards in public view that remained in disrepair. I sent an extension notice to the PO via regular mail. A reinspection was set for 11/13/2023. Nothing further to currently report.

True and accurate copies of the extension letter and photographs from 11/01/2024 are attached as "Attachment #4".

On 11/27/2024, Upon reinspection of the property, I noted some violations had been corrected and some violations remained. The fence boards had been replaced with complete sections that appeared sturdy. The vegetation was overgrown and encroaching into the sidewalk on the side yard facing Cook Street. The tree in the front yard landscape needed to be trimmed off the sidewalk. The garbage cans were in public view on a non-garbage service day. Due to the rain, I will grant an extension to bring the vegetation into compliance. This PO has been educated on numerous occasions. No photographs were taken. The PO interrupted my inspection. She was advised of the extension, and everything needed to bring the property into compliance. A reinspection was set for 01/04/2024.

On 03/07/2024, Upon reinspection of the property, I noted violations remained. There was an overgrown tree on the side yard facing Cook St hanging too low over the sidewalk. There was overgrown encroaching vegetation on the front and side yards. There was garbage cans stored upon the front walkway piled with junk and misc. debris on a non-service day. There was a metal pop up structure skirted with a tarp in the front driveway in front of the vehicle in the driveway. The dilapidated portion of the side yard fence facing Cook Street was replaced with a new fence section. An NOV was issued, due to the time lapse from my last inspection. This PO has been educated extensively in person and via email. A reinspection was set for 3/25/2024.

True and accurate copies of the notice of violation and photographs from 03/07/2024 are attached as "Attachment #5 "

On 04/04/2024, Upon reinspection of the property, I noted progress; however, violations remained. The overgrown encroaching vegetation was cut and trimmed with exception to a tree in the front landscape strip hanging too low over the sidewalk. There were dry twigs/branches bundled and stacked on objects in the front landscape pathway. The garbage cans were placed out of public view. There was junk and misc. debris in the front pathway leading up to the front door. The pop-up structure in the front driveway remained. I sent a final notice of violation advising of all remaining violations. A reinspection was set for 04/30/2024.

True and accurate copies of the final notice of violation and photographs are attached as "Attachment #6 "

On 04/28/2024, I received an email from the property owner Rebekah Jackson. She requested additional time to correct all remaining violations. I will grant an additional 30 days as requested. A reinspection was set for 5/30/2024 for complete compliance.

A True and accurate copy of the email received on 04/28/2024, from the PO, Rebekah Jackson, is attached as "Attachment #7 "

On 05/29/2024, I received an email from the PO, Rebekah Cook. She requested additional time to bring the front landscape into compliance. A reinspection was set for 6/27/2024.

A True and accurate copy of the email received on 05/29/2024 from the PO, Rebekah Jackson, is attached as "Attachment #8 "

On 06/30/2024, I received an additional email from the property owner Rebekah Jackson requesting an additional 2-3 weeks to bring the property into compliance. This case has lasted 11 months. I will give 15 additional days to bring the property into compliance. A new reinspection was set for 07/22/2024.

A True and accurate copy of the email received on 06/30/2024 from the PO, Rebekah Jackson, is attached as "Attachment #9 "

On 07/21/2024, I received an additional email, from the PO requesting additional time. She needed into August. Due to the length of time this case has been open, and the extensive education provided, the request was extended only an additional week. The PO sent an additional email and stated she would not be done. I advised I would be re-inspecting on Thursday 7/25/2024 for complete compliance.

True and accurate copies of the emails from 07/21/2024 & 07/22/2024 are attached as "Attachment #10 ".

On 07/25/2024, Upon reinspection for complete compliance I noted some progress, but many violations remained. The inoperable unregistered vehicle was removed from the driveway. Some of the vegetation was cut and trimmed and some remained overgrown. There was trimmed vegetation laying on the front landscape that needed to be picked up and removed. There was a tree on the side yard facing Macaulay Street that was hanging too low over the street. There were weeds in the front side yard planter strips. There was a tree/shrub that was used as a screen planting on the side yard completely blocking the line of sight when reversing out of the driveway. (Pedestrian vehicle safety) There were garbage cans stored upon the driveway. There was a temporary structure sitting on the driveway. I issued a citation, citation #400730, in the amount of \$446.00. I issued an NOV referencing the temporary structure in the front yard. I referenced the loose and overgrown vegetation including the tree hanging too low in the NOV due to the progress, however; my next inspection will be for complete compliance. The case has been open approximately 11 months. A reinspection was set for 08/26/2024.

Citation #400730

\$100.00 5-1.202(A)(6) Garbage cans stored on driveway

\$100.00 9-5.1101 Line of sight obstruction

\$246.00 Reinspection fee

\$446.00 Total

True and accurate copies of the notice of violation (NOV), citation, and photographs are attached as "Attachment #11 ".

On 08/26/2024, Upon reinspection of the property, I noted violations remained. There was dry, dead, cut vegetation piled on the side yard landscape. The garbage cans were sitting in the driveway. There was a unpermitted structure stored in the driveway under the carport made of white PVC piping and tarps. The tree sitting next to the car port needs to be cut up 5 feet. (Line of sight issue) Trees located in the side yard landscape strips need to be cut up 7 feet off of the sidewalk. The PO, Rebekah Jackson, made contact upon the property during my inspection. I advised how to correct all remaining violations. I granted an additional 24 hours to bring the property into compliance prior to another citation being issued. A reinspection was set for 08/27/2024. This case has been open for approximately 12 months.

True and accurate copies of the photographs are attached as "Attachment #12".

On 08/27/2024, Upon reinspection of the property, I noted some violations had been corrected and some violations remained. The vegetation had been trimmed properly, off of the sidewalk and the line-of-sight issue was corrected by trimming the vegetation next to the driveway up 5 feet. The garbage cans were placed out of public view on a non-service day. There was an abundance of junk and misc. debris piled upon her front courtyard landscape area and the pop-up structure placed under the carport on the driveway made of tarps and piping used to screen additional junk and misc. debris from public view was still present. I issued a citation, citation #400723, in the amount of \$446.00. A reinspection was set for 09-19-2024.

Citation #400723

\$100.00 5-1.202(A)(1)(a) Junk and misc debris

\$100.00 9-5.603 Unpermitted structure in front yard

\$246.00 Reinspection fee

\$446.00 Total

True and accurate copies of the citation and photographs are attached as "Attachment #13".

On 9/20/2024, I received an email from the City Clerk's Office. The PO, Rebekah Jackson, was filing a petition to appeal her citation, citation #400723, in the amount of \$446.00. She was cited for the junk and misc. debris and the makeshift structure in the front yard setback. The violation remains present upon the property. All inspections and or enforcement action are paused until after the hearing. A reinspection is set for 10/29/2024 to report the current conditions of the property.

On 10/29/2024, Upon reinspection of the property to notate current conditions, I noted the property was in violation. I noted a tree in the front landscape strip on the side yard facing Cook Street with leaves and a large thick branch hanging down at 6 feet over the sidewalk. There was a tree in the front landscape hanging too low over the sidewalk. There was a palm tree sitting at the edge of the side landscape facing Macaulay Street and the palm frond was encroaching upon the public right of way. There were stacks of branches piled throughout the front of the property. There was an abundance of junk and misc debris in the front courtyard area. There was a structure in the driveway under the carport made of tarps, piping, and plywood. There was cut vegetation, cinder blocks, and pots filled with debris throughout the entire property laying on the ground not being utilized as landscape or décor. The property was not in compliance. The conditions of the property are worse today than when the citation was issued in August. The PO, Rebekah Jackson, followed me around throughout the entire inspection. An inspection is set for 11/6/2024, the day before the appeal, to note any progress in hopes of closing the case. True and accurate copies of the photographs are attached as "Attachment #14".

**RECOMMENDATION:**

Recommendation to uphold Citation #400723, in the amount of \$446.00, issued to Rebekah Jackson on August 27, 2024, for violation of Antioch Municipal Code sections 5-1.202(A)(1)(a) and 9-5.603. Upon issuance of the citation on August 27, 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.

**§ 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:

(A) *Property inadequately maintained.*

(1) (a) The keeping, storage, depositing or accumulation on the premises of any personal property, including, but not limited to, abandoned, wrecked, dismantled, discarded or inoperable equipment, appliances, furniture, containers, packing materials, scrap metal, wood, building materials, junk, solid waste, rubbish, trash and debris, dirt, sand, gravel, concrete or similar materials that is visible from the public right-of-way and:

1. Poses a risk of harm to the public; or
2. Constitutes visual blight or reduces the aesthetic appearance of the neighborhood; or
3. Is offensive to the senses; or
4. Is detrimental to the use and enjoyment of nearby properties; or
5. Reduces nearby property values due to the visibility from the public right-of-way.



**§ 9-5.603 ACCESSORY BUILDINGS.**

In residential districts, the maximum allowable height is 15 feet for accessory structures. Detached accessory structures shall be located behind the required front yard setback and cover no more than 40% of the rear yard area required for the main building. The minimum side yard for accessory structures is 20 feet on corner lots and zero feet on interior lots. No minimum rear yard setback is required, unless the property is a double-frontage lot in which case a 10 foot rear yard setback is required. In the event an accessory building is attached to the main building, it shall be considered structurally a part of the main building and shall comply in all respects with the requirements of this chapter applicable to the main building. Unless so attached, an accessory building in a residential district shall be at least five feet from any dwelling building existing or under construction on the same lot or any adjacent lot. In the case of a corner lot adjacent to a reversed frontage lot, accessory buildings shall not project beyond the front yard required or existing on the adjacent reversed frontage lot.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 930-C-S, passed 7-29-97)

\* REPEAT OFFENCE (EDUCATION PROVIDED TO P.O. ON MULTIPLE OCCASIONS.)

2017 - JEFF  
2018 x 3 - DOUG  
2021 - AMANDA



ATTACHMENT #2

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

To: PROPERTY OWNER

Location of property: COOK ST.

APN: [REDACTED] Date of Inspection: 8-23-23 Case #: CE2308-1153

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 checked="" 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"/>	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 checked="" type="checkbox"/>	9-5.1101 - Sight obstructions at intersections (and driveways).
<input checked="" 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(A)(2) - 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"/>	9-5.3830(B)(2)(a) - Parking on an unpaved surface on the front of the property
<input checked="" type="checkbox"/>	9-5.3830(B)(3) - Outdoor parking or storage of inoperable, wrecked vehicle or parts thereof, including watercraft.
<input type="checkbox"/>	9-5.3830(B)(9) - Parking or storing recreational vehicle on the front of the property, including the driveway, without a permit
<input type="checkbox"/>	9-5.3830(C)(2) - Parking on an unpaved surface on the rear of the property
<input checked="" type="checkbox"/>	Other: <u>5-1.202 SPECIFIC NUISANCES &amp; 5-1.202(A)(6) CAUS TO VIEW</u>

**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 \$240 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.

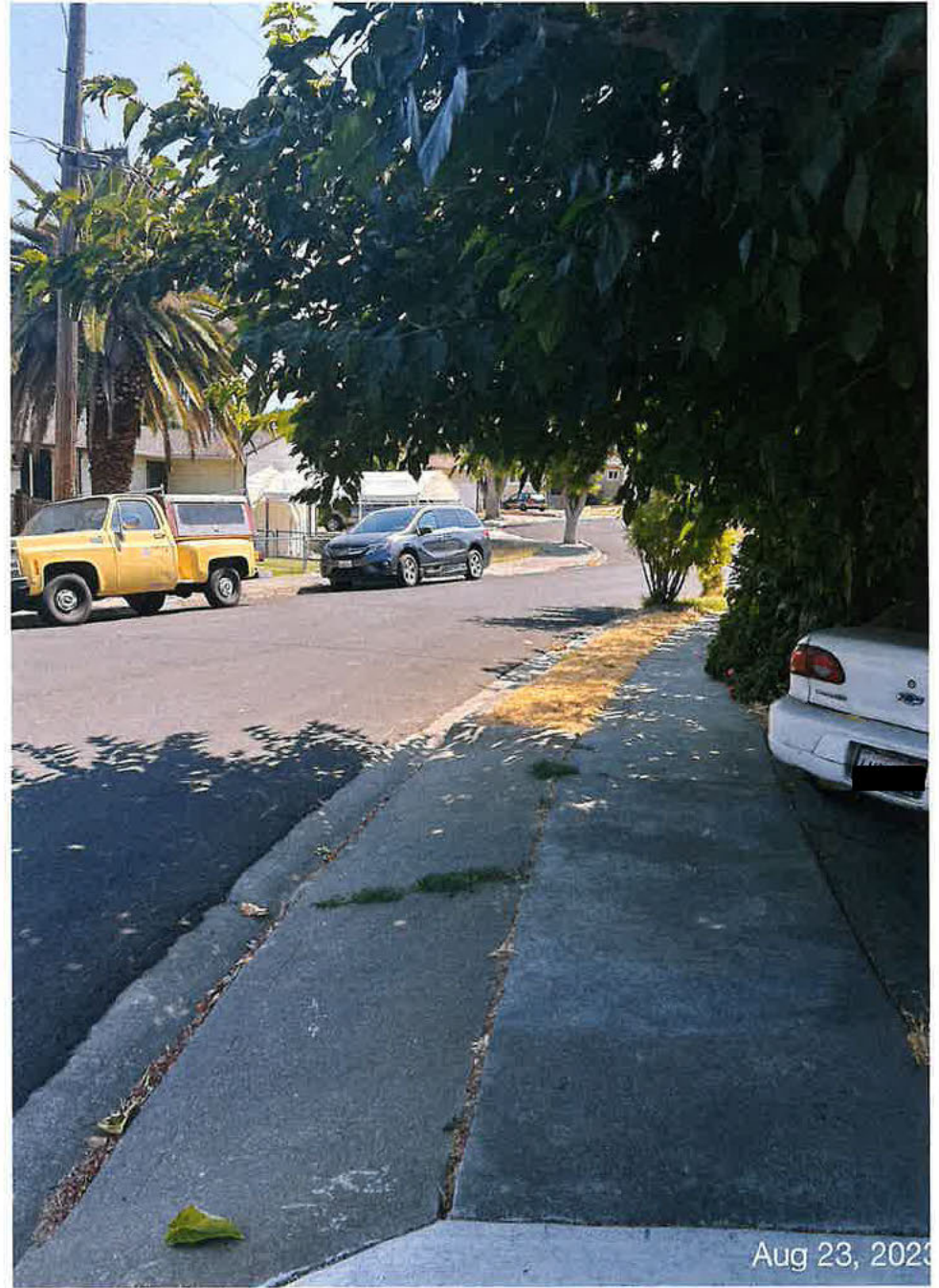
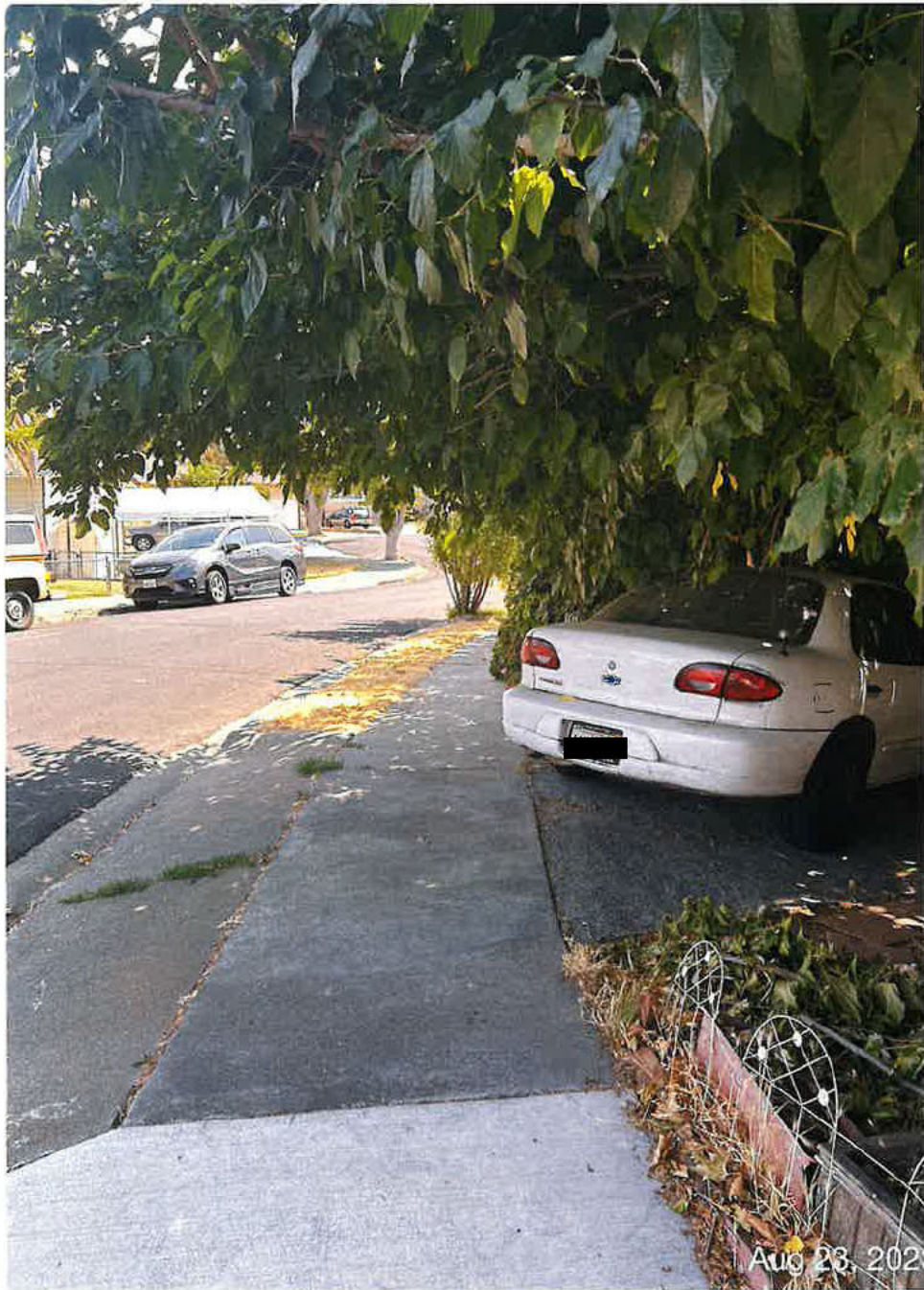
If you have questions regarding this notice, you may contact me at the number indicated below.

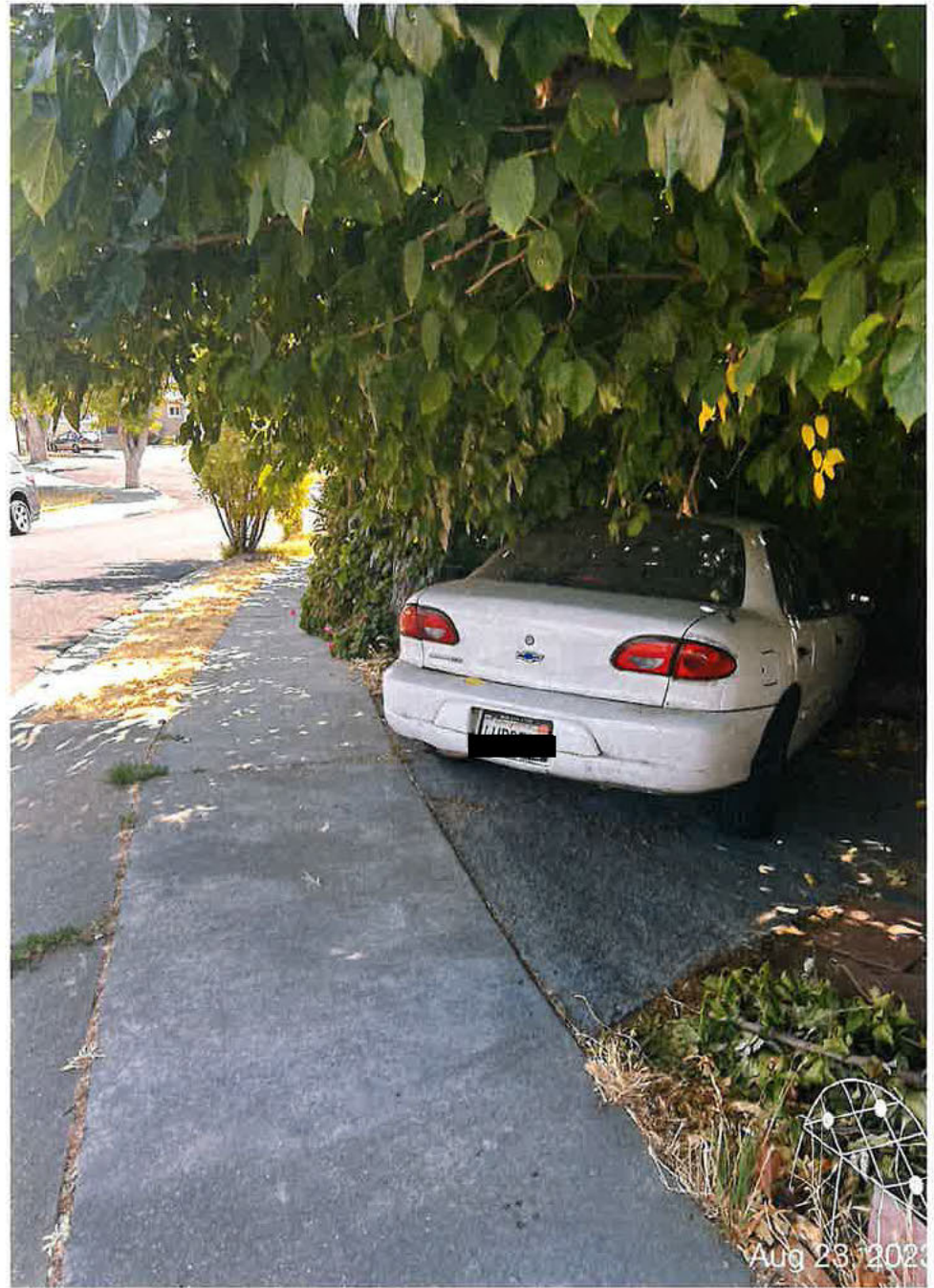
Notes: REMOVE UNREGISTERED VEHICLE FROM PUBLIC VIEW OR BRING TO A FULLY REGISTERED STATUS CUT, TRIM, AND REMOVE ALL OVERGROWN VEGETATION, WEEDS, TREES, SHRUBS, AND DRY VEGETATION (LEAVES). REMOVE ALL ENCROACHMENT HOSES. VEGETATION REMOVE GARBAGE CAUS FROM PUBLIC VIEW. LARGE TREE OVER VEHICLE IS A SIGHT OBSTRUCTION.

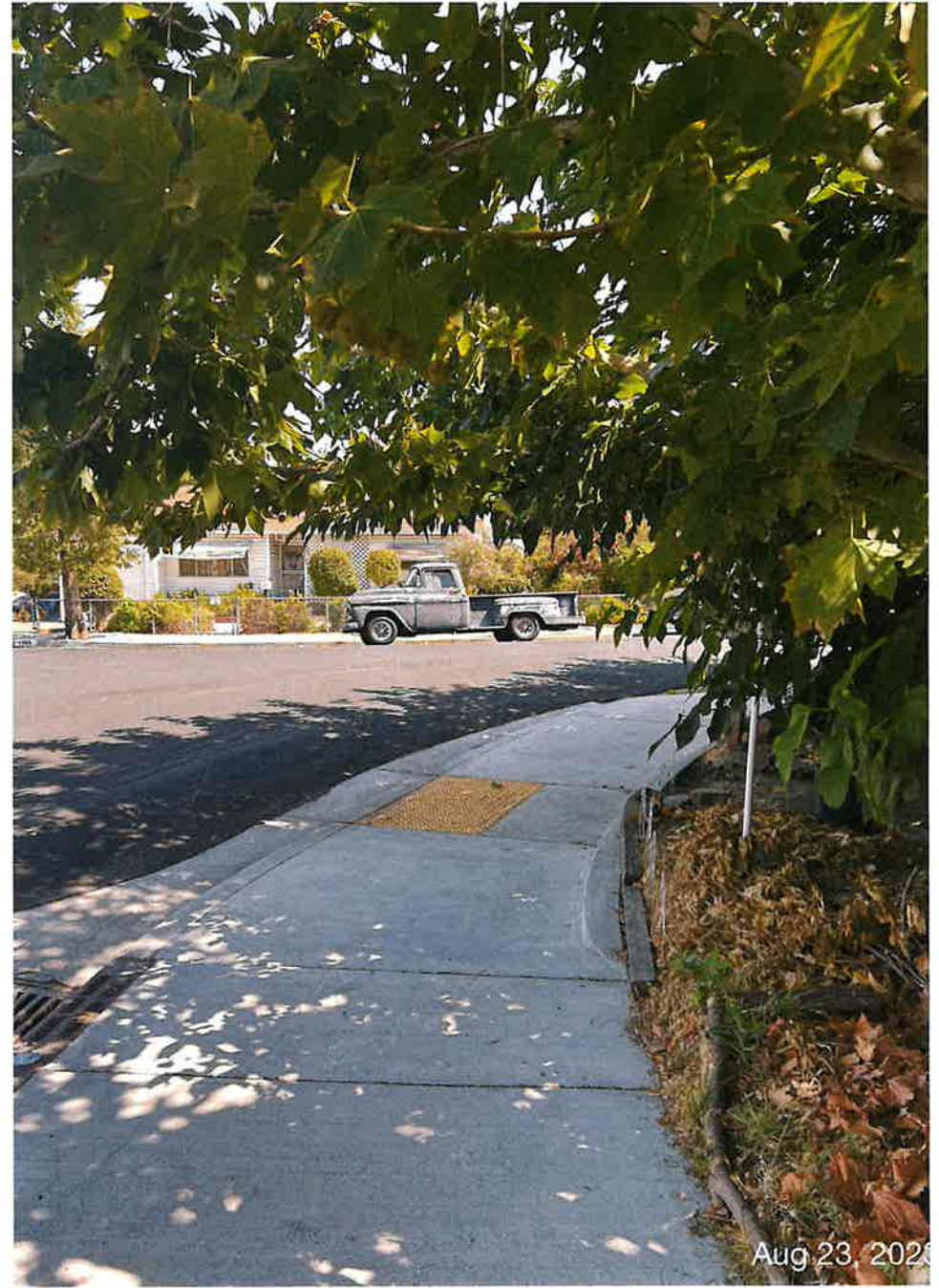
The property owner is responsible for all costs involved with the City's investigation of this nuisance including citations, inspection fees, hearing costs, and any other cost incurred by the City if forced to abate this nuisance.

Correct violation(s) by: 9-5-23 Officer: A.L

Request building permit(s) by: \_\_\_\_\_ Phone: 925-779-6156 Date: 8-23-23

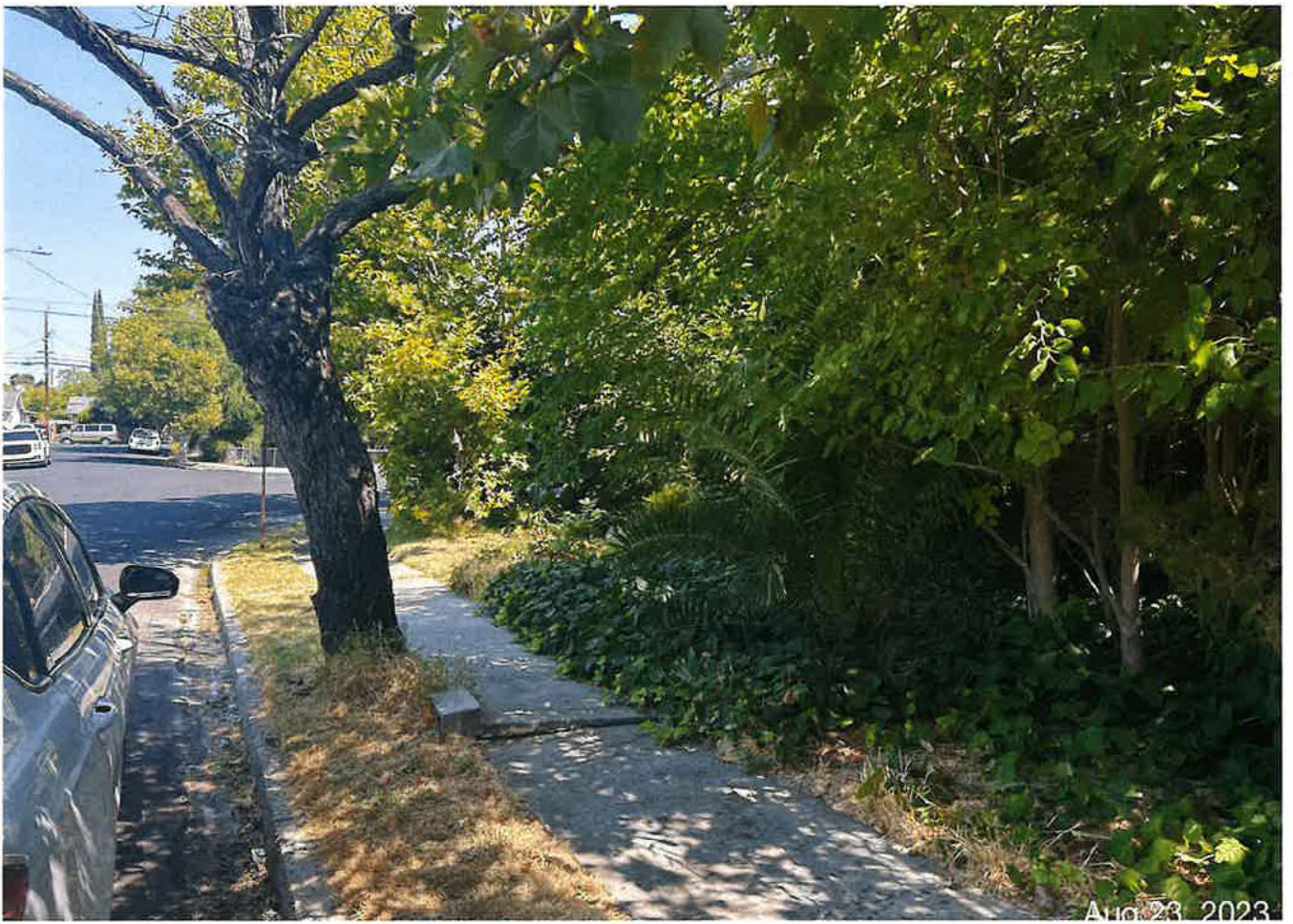


















Aug 23, 2020



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

To: PROPERTY OWNER

Location of property: [REDACTED] COOK ST

APN: [REDACTED] Date of Inspection: 9-14-23 Case #: CE 2308-1153

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 checked="" 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 checked="" 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"/>	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 checked="" 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(A)(2) - 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"/>	9-5.3830(B)(2)(a) - Parking on an unpaved surface on the front of the property
<input type="checkbox"/>	9-5.3830(B)(3) - Outdoor parking or storage of inoperable, wrecked vehicle or parts thereof, including watercraft.
<input type="checkbox"/>	9-5.3830(B)(9) - Parking or storing recreational vehicle on the front of the property, including the driveway, without a permit
<input type="checkbox"/>	9-5.3830(C)(2) - Parking on an unpaved surface on the rear of the property
<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 \$240 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:** IN ADDITION TO ALL PREVIOUSLY NOTED VIOLATIONS  
THE GOOD NEIGHBOR FENCE TO THE FRONT SIDE  
YARD IS BETWEEN 1123 & 1127 COOK ST NEEDS TO  
BE REPLACED OR REPAIRED (BOTH NEIGHBORS ISSUED A  
NOTICE) 30 DAYS TO COMPLY...

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.

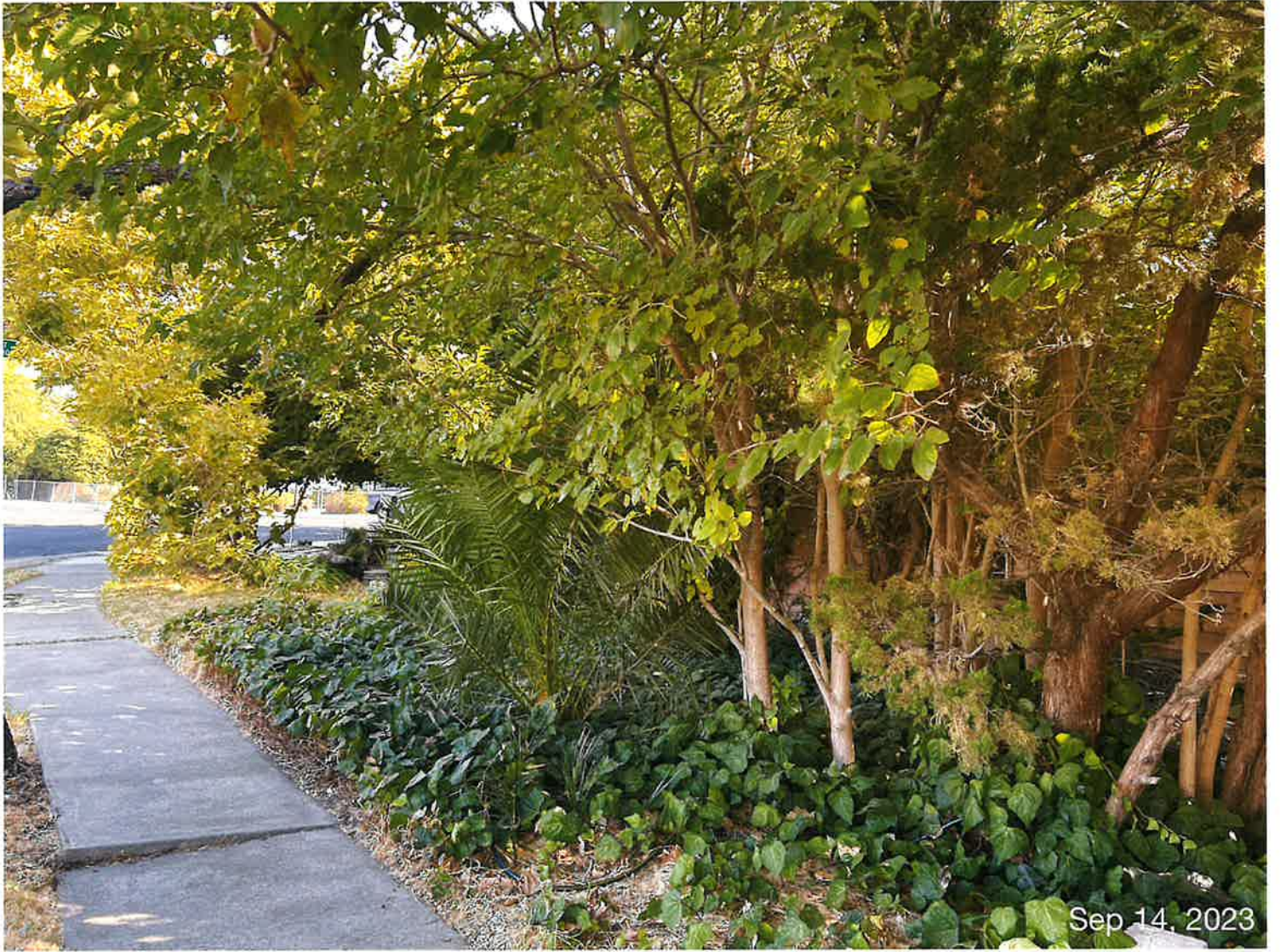
Correct violation(s) by: 10-19-23 Officer: A.L

Request building permit(s) by: \_\_\_\_\_ Phone: 925-779-6156 Date: 9-19-23



Sep 14, 2023

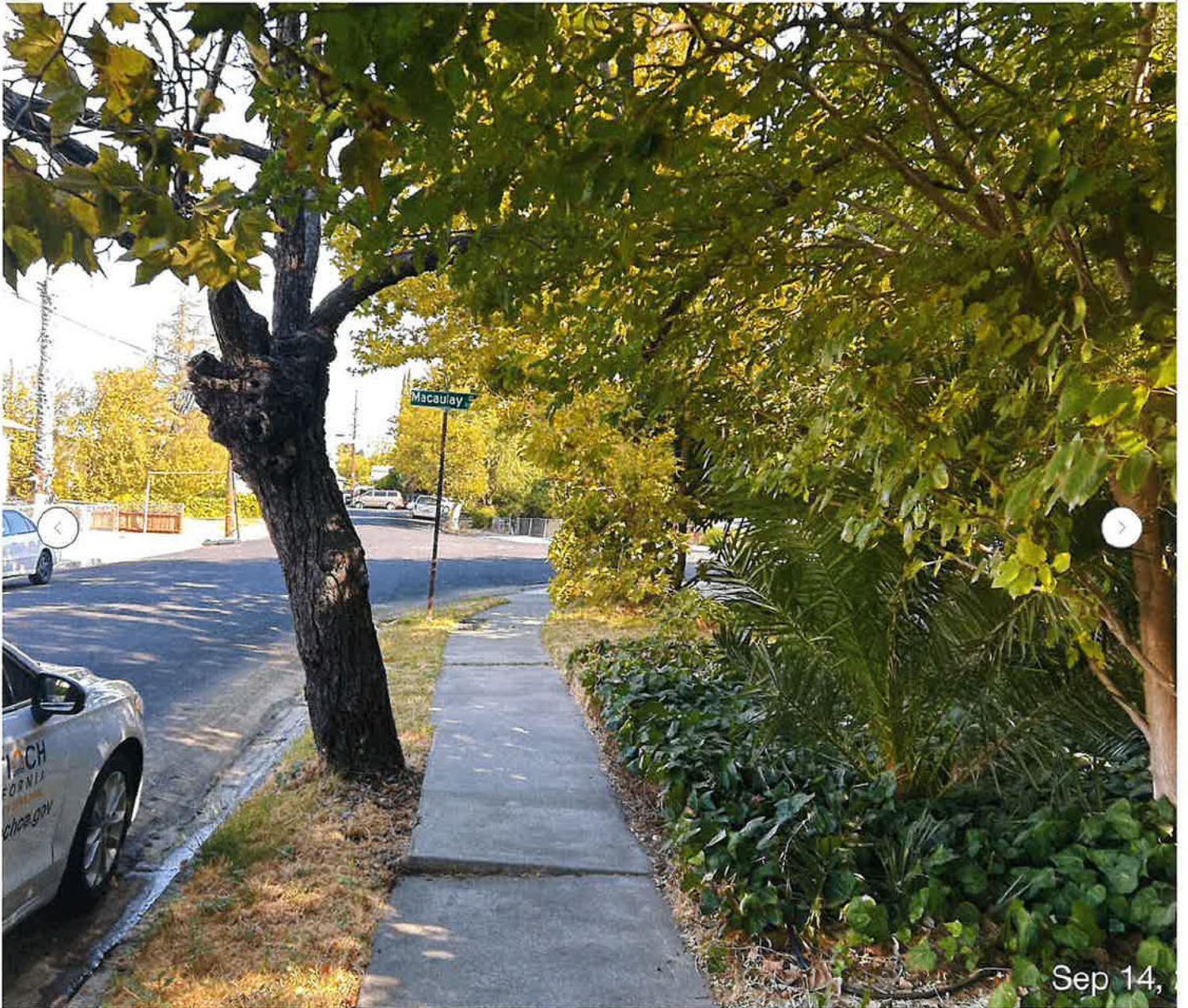












Sep 14,

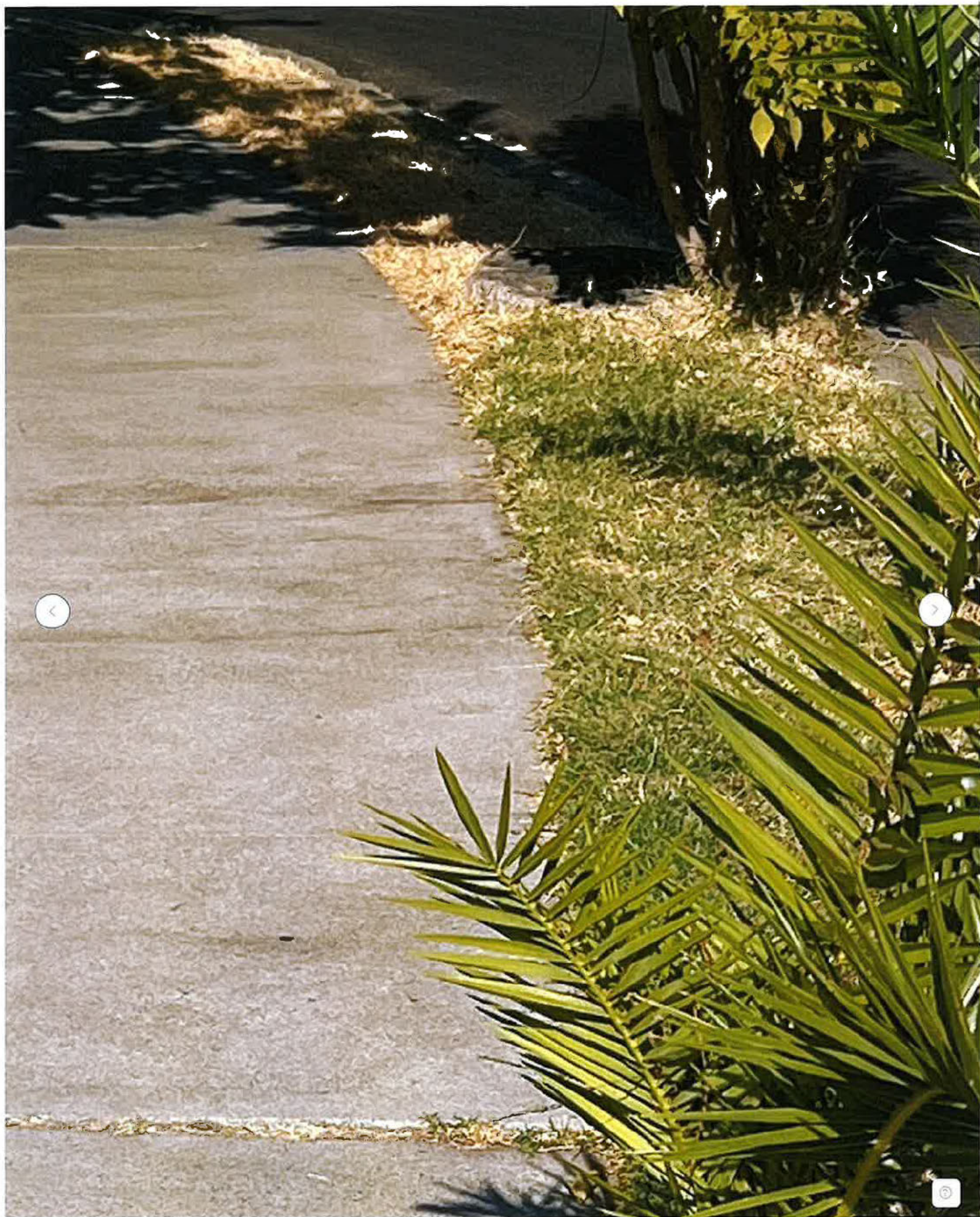


Sep 14, 2023



Sep 14, 2023









Sep 14, 2023



Date: 11/02/2023

JACKSON REBEKAH MARY LOUISE  
[REDACTED] COOK ST.  
ANTIOCH, CA 94509-1503

Subject: Extension Letter  
Address: [REDACTED] COOK ST  
Parcel No. [REDACTED]  
Case No. CE2308-1153

Dear Property Owner:

In the spirit of allowing property owners the opportunity to comply with City ordinances, I would like to inform you that the request for an extension has been granted. Please attend to the following violations by making the appropriate corrections as listed below **by 8:00AM MONDAY NOVEMBER 13, 2023**

Correct the following violations of the Antioch Municipal Code:

**REGULATION - 5-1.202(B)** Building or structures which are broken, missing, deteriorated, or in a state of disrepair, including fences. This was the same code that was noted on the previous notice. The Property Owner was not fully compliant. Extension issued.

**CORRECTIVE ACTION REQUIRED:** Repair and or replace all broken, missing, deteriorated fence boards, in disrepair, in public view.

I have included a copy of the code for educational purposes. This is an extension letter to the previous notice issued on 9-19-2023. The violation was not corrected in full.

Failure to comply by the deadline will result in continued enforcement action(s) until the property is in compliance. These actions may include the issuance of citations and re-inspection fees and/or abatement action.

If you should have any questions or would like further information, please contact me in the Code Enforcement Division at (925) 779-6156. A re-inspection will be performed on or shortly after the specified date.

Sincerely,

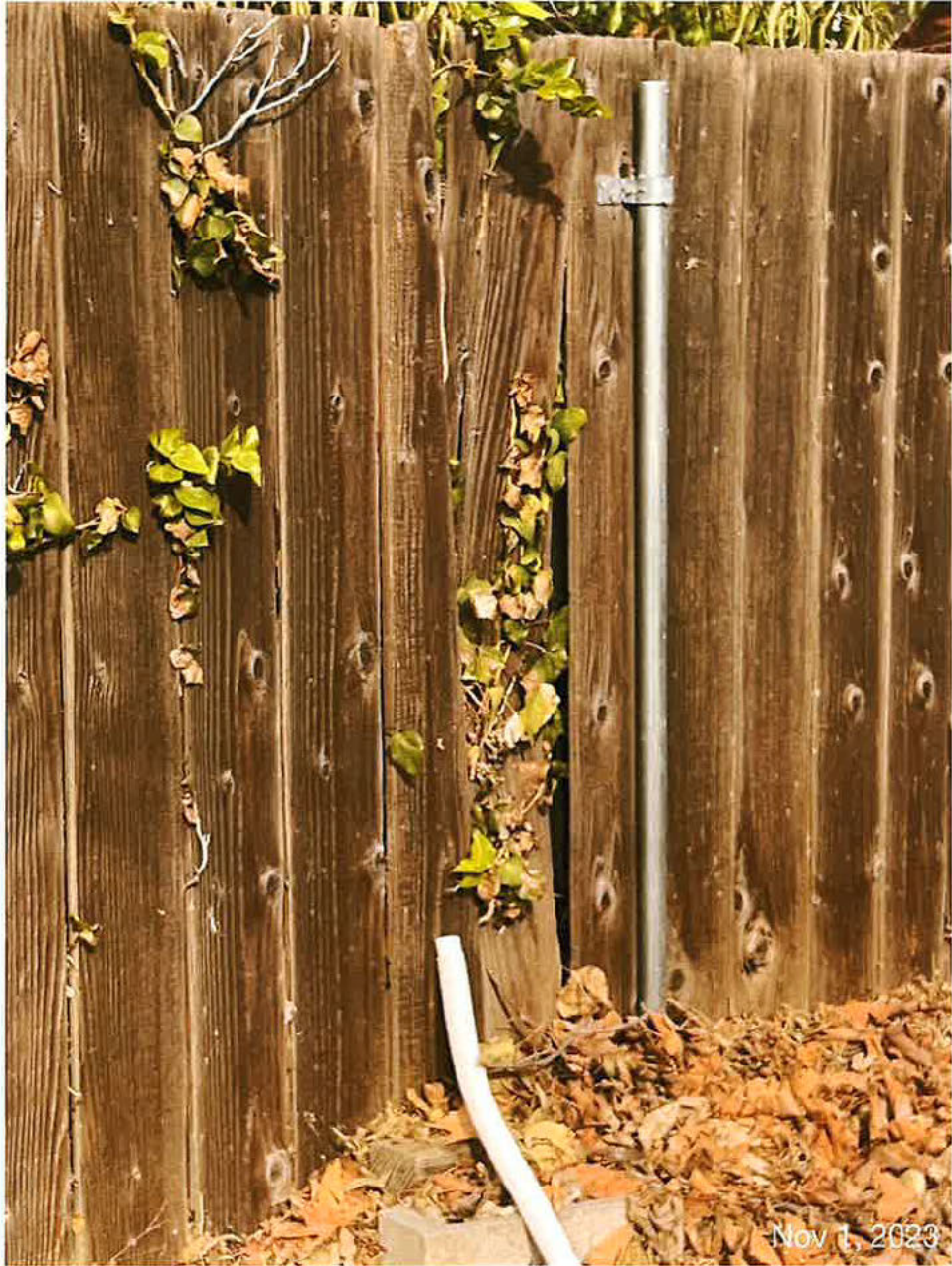
Amanda E6158  
Code Enforcement Officer  
City of Antioch

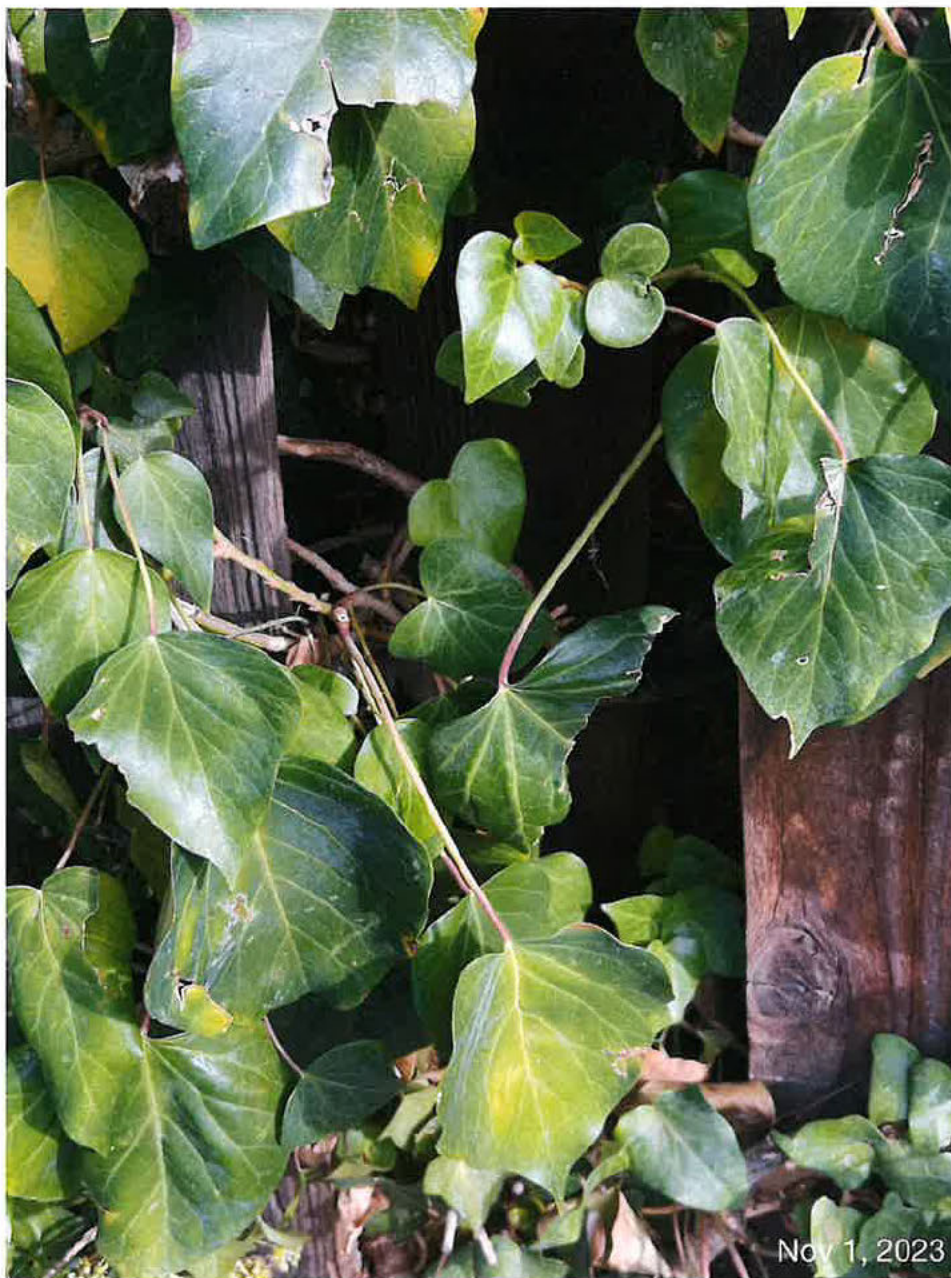




More









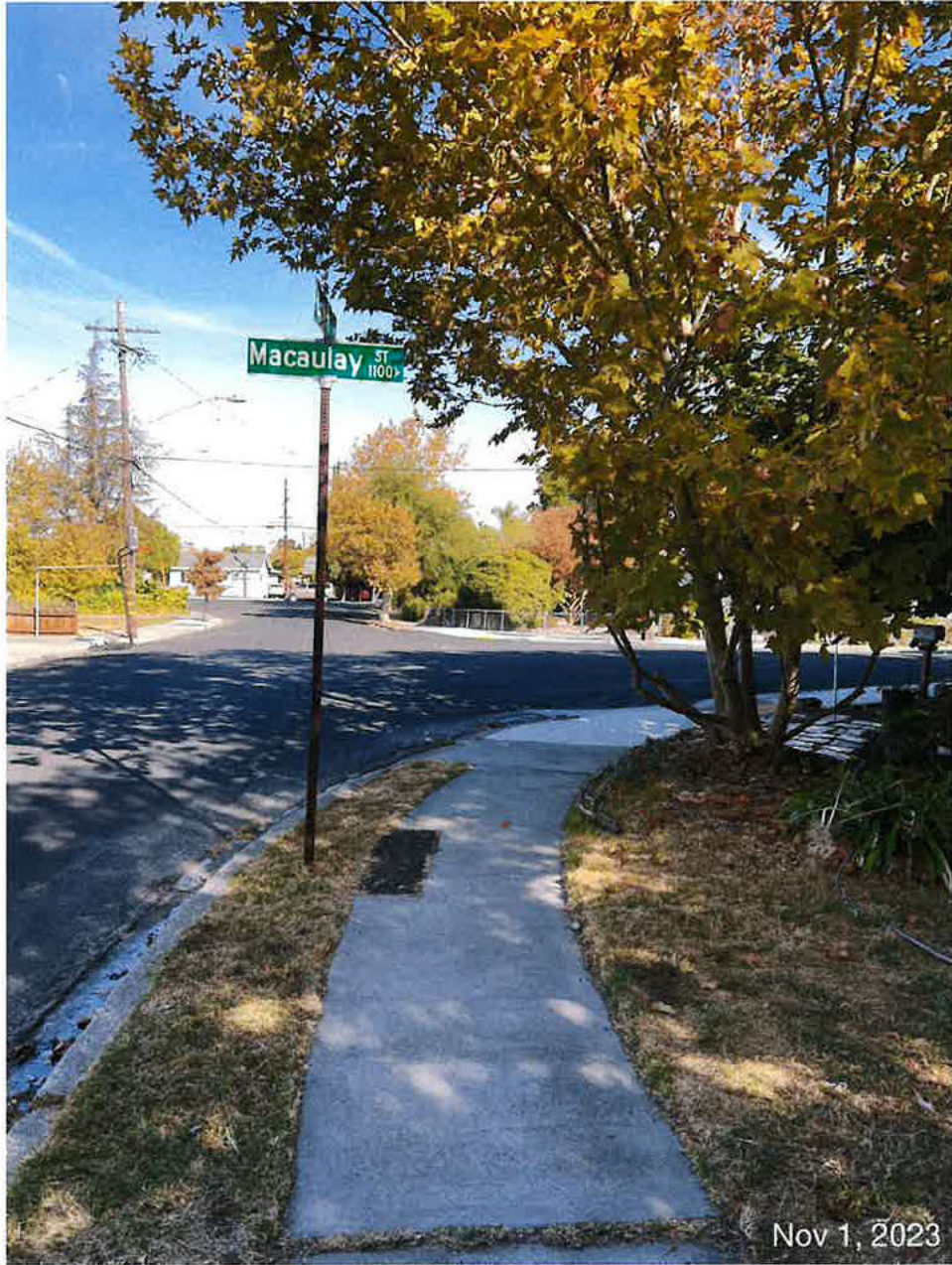














\* YOU MUST MAINTAIN YOUR PROPERTY AT ALL TIMES!



ATTACHMENT #5

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

To: PROPERTY OWNER

Location of property: [redacted] COOK ST

APN: [redacted] Date of Inspection: 3-7-24 Case #: CE2308-1153

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.
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(A)(2) - It shall be unlawful to keep or maintain any recreational vehicle as a temporary or permanent residence upon any lot or parcel.
9-5.3830(B)(2)(a) - Parking on an unpaved surface on the front of the property
9-5.3830(B)(3) - Outdoor parking or storage of inoperable, wrecked vehicle or parts thereof, including watercraft.
9-5.3830(B)(9) - Parking or storing recreational vehicle on the front of the property, including the driveway, without a permit
9-5.3830(C)(2) - Parking on an unpaved surface on the rear of the property
Other: 5-1.202(A)(6) REMOVE CAUS FROM PUBLIC VIEW

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 \$240 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: REMOVE ALL ENCROACHING OVERGROWN VEGETATION FROM FRONT & SIDE YARDS TRIM TREE TO APPROPRIATE LENGTHS AS UNDERLINED ABOVE: DISCUSS MULTIPLE TIMES REMOVE GARBAGE CAUS FROM PUBLIC VIEW REMOVE ALL JUNK: MISC. DEBRIS INCLUDING METAL TARP STRUCTURE IN YOUR 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.

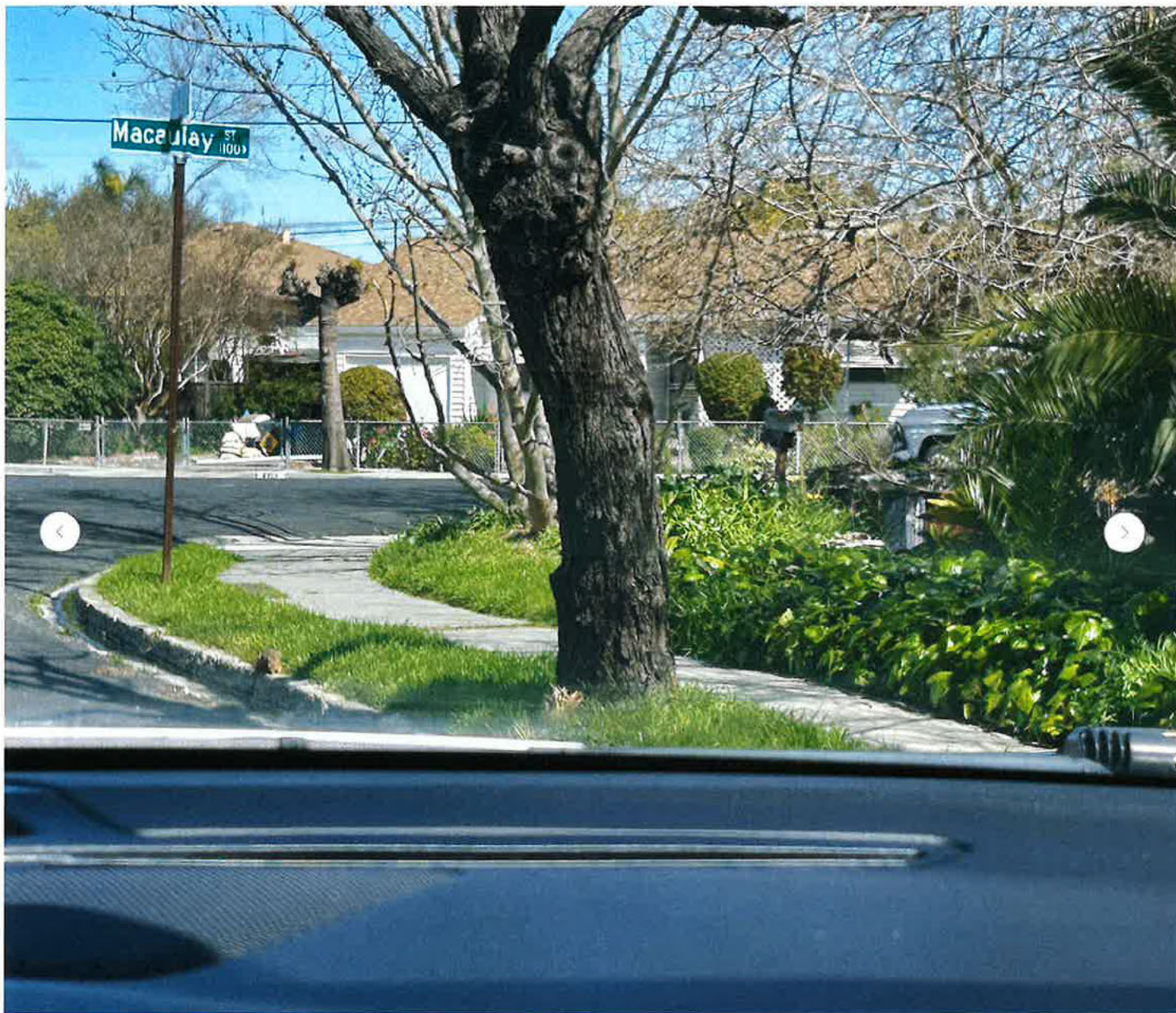
Correct violation(s) by: 3-25-24

Officer: A. L

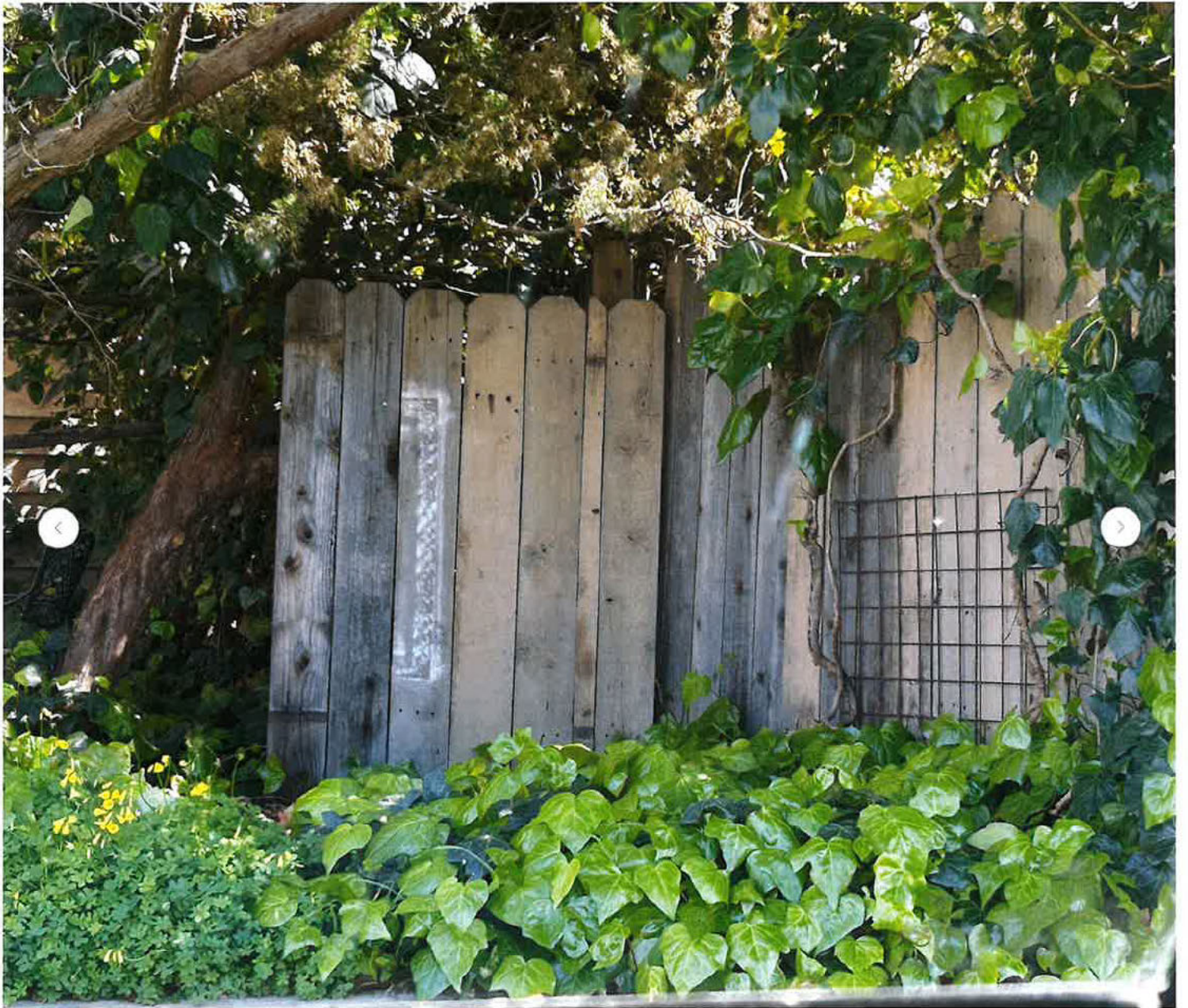
Request building permit(s) by:

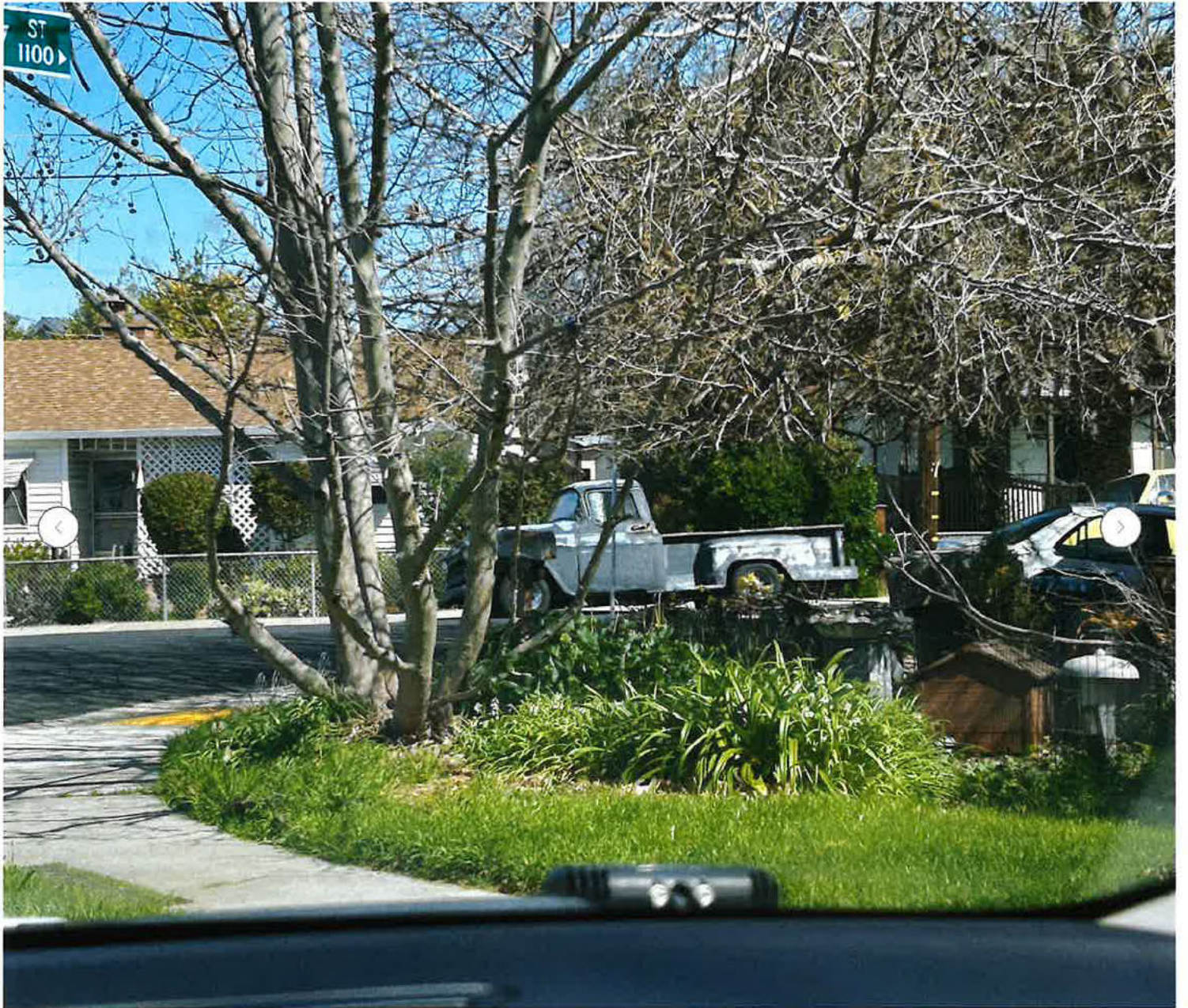
Phone: 925-779-6156 Date: 3-7-24





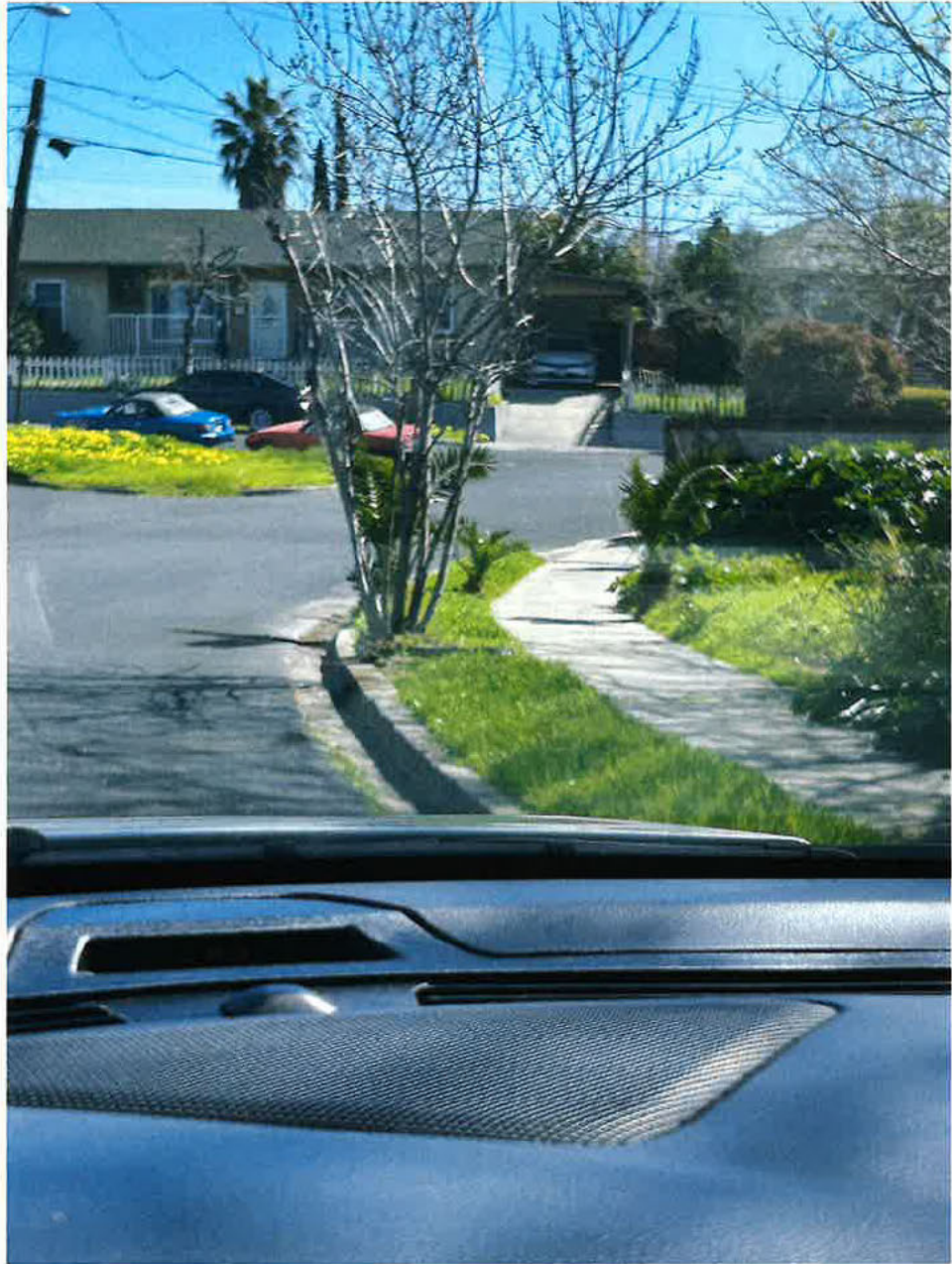




















**NOTICE OF VIOLATION OF ANTIOCH MUNICIPAL CODE AND MAINTAINING  
A PUBLIC NUISANCE IN THE CITY OF ANTIOCH**

JACKSON REBEKAH MARY LOUISE  
[REDACTED] COOK STREET  
ANTIOCH, CA 94509-1503

**Subject:** FINAL Notice of Violation – [REDACTED] COOK ST.

**Case Number – CE2308-1153**

**Assessor's Parcel Number-** [REDACTED]

Dear Owner(s):

The City of Antioch has been working closely with our residents and businesses to increase the livability and desirability of all neighborhoods within the City of Antioch. The purpose of this letter is to provide you with one **FINAL NOTICE** about the specific violations noted on your property, as well as the corrective action.

The specific violations with the required corrective actions are listed below:

**VIOLATION:** Property inadequately maintained; Storage of junk and misc. debris; Overgrown vegetation

**REGULATION:** 5-1.202(A)(1)(a); 5-1.202(A)(2); 9-5.1602(c)

**CORRECTIVE ACTION REQUIRED:** Within 10 calendar days from the date of this notice, you must remove all junk and misc. debris stored in public view, including the pop-up car port, which is not allowed, regardless of the reasoning. The only thing allowed in public view in the front of the property is landscape properly cut and trimmed including no shrub larger, higher, or wider than 3 feet and no tree that encroaches upon the public right of way or blocks egress into the residence. All trees in the front of the property acting as a screen planting must be free of vegetation up to 5 feet including palms.

**Please correct the violation by April 30, 2024.** You are advised that failure to correct the violation by this date will result in the issuance of administrative citations. Fines will be issued on April 30, 2024. This is your final notice and attempt at the extension education you have been provided.

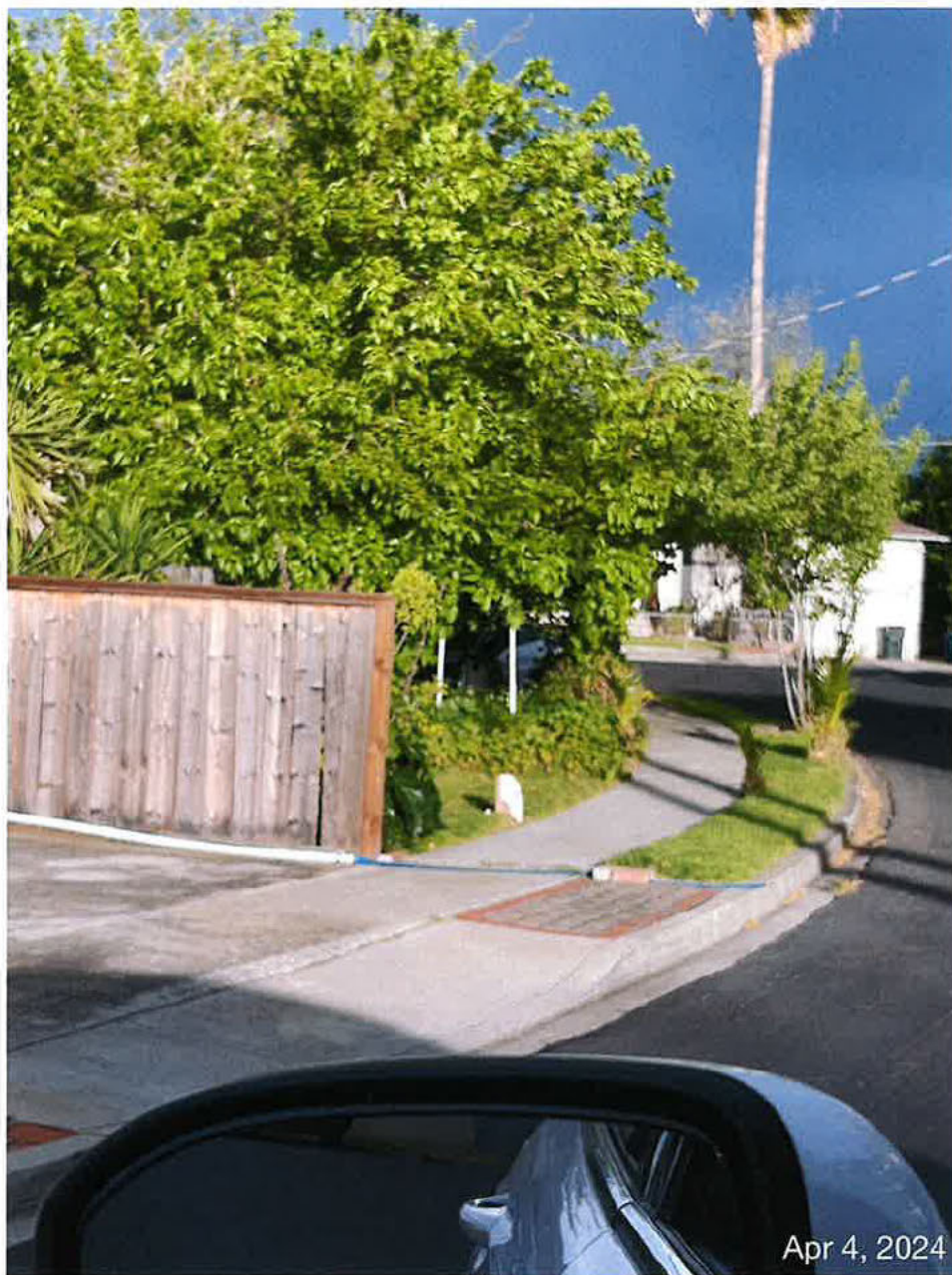
The fine amount for the first citation is \$100 plus a re-inspection fee of \$240. The second citation amount is \$500 and the third and subsequent citations are \$1,000 plus the re-inspection fee. You will be responsible for all administrative costs involved in the City's investigation, including fees 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.

If you have any further questions or concerns about the matter, you may contact me at (925)779-6156. If you wish to discuss this situation with me, I strongly urge you to call and make an appointment as I am frequently out of the office on other site inspections.

Sincerely,

Amanda L.

Code Enforcement Officer











On 2024-04-28 19:50, Rebekah Jackson wrote:

Hello-

Re: your recent letter. I could use some more time- thirty (30) days would help.

Thank you.

Sincerely,

---

Rebekah Jackson



On 2024-05-29 14:17, Rebekah Jackson wrote:

ATTACHMENT #8

Hello-

I am still working. June 15 would help, June 30 is better since I am working around worker's schedules.

Thank you.

Sincerely,

---

Rebekah Jackson

On 2024-06-30 14:24, Rebekah Jackson wrote:

ATTACHMENT #9

Hello-

With the June 3rd shooting/murder right next door on Macaulay, I have experienced a setback getting things done. Have had to engage new people to help.

2-3 weeks would help.

Thank you.

Sincerely,

---

Rebekah Jackson

ATTACHMENT #10

**From:** Rebekah Jackson <[REDACTED]>  
**Sent:** Sunday, July 21, 2024 6:19 PM  
**To:** Amanda Lunsford <[alunsford@antiochca.gov](mailto:alunsford@antiochca.gov)>  
**Subject:** Re: 1123 Cook St, Antioch, CA /work

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello-

Following up- I am pushing for 7/31 to finish what I need to do here. But my workers indicate mid-August in being realistic.

Thank you.

---

Rebekah Jackson

On 2024-07-22 07:10, Amanda Lunsford wrote:

I will reinspect on Thursday of this week, Thursday 7/25/2024. There will be no further extensions. The work needs to be done and the property will need to be maintained on a regular basis to prevent any notices in the future.

I look forward to closing this case.

Thank you

Amanda

**From:** Rebekah Jackson [REDACTED]  
**Sent:** Monday, July 22, 2024 9:04 AM  
**To:** Amanda Lunsford <[alunsford@antiochca.gov](mailto:alunsford@antiochca.gov)>  
**Subject:** Re: 1123 Cook St, Antioch, CA /work

Hello-

As I explained early on- I am having other work done that I want to do to my property and that is my right. I can make no promises beyond the dates I have informed you of

I do plan to contest any citations. Your letter that referenced business and community leader involvement in making Antioch a desirable and livable place was lacking in sincerity since so many properties, even nearby, are maintained sporadically, if at all: they have numerous so-called violations and have actual visible junk, etc. Yet these properties are never cited. Based on this, it is clear that you have singled out my property.

It is curious that you keep returning to my property- you indicated that code enforcement is complaint driven and I suspect who is doing this- allowing someone to use code enforcement to harass is not legal.

I have copious notes from the first time that we met in person in February 2022, when I was the new owner of the property- anything before the timeframe of September 14, 2021 is irrelevant since I was not the owner- you can not just "move things over"- your words last August 23, 2023. I followed all of your instructions from February 2022, and have notes per you re: what was acceptable with heights, what is allowed, etc., and more specifically, what passed.

Specifically, the carport is a \_permanent structure\_, there is no "pop-up." I followed \_your\_ instructions to screen the carport with commercial grade material- it is not a pop-up. You gave the identical instructions to a neighbor who did the same thing. You have seen it twice before and said nothing against it.

You seem to indicate that nothing is allowed in my front yard beyond plantings. I can not find \_anything\_ in the code to indicate that pots, garden ornaments, patio furniture manufactured specifically for outdoor use, etc. is not allowed in a front yard. Also, the two previous times that you have been here- February 2022 and then August 2023- you made no such claim, passing my yard and even noting items that might not be allowed were, if used in a certain way. Again, I have notes. There is no junk. Now you make new claims that you did not previously under the same circumstances. Again, I have detailed notes of your instructions from February 2022.

There are numerous front yards that have yard furniture, pots, yard ornaments, even children's play equipment, pool tables, etc. in their front yards that I have seen for years. Again, I can not find any such limitations in the code. If you are somehow misreading something, then that needs to be corrected. The residents of Antioch should be able to enjoy their yards and not cede their front yards to the city.

As a citizen of Antioch, I am concerned about my city- I am concerned that code enforcement is being carried out in an unfair manner and it does not seem to meet this "desirable and livable" criteria in just singling out my property. Especially when there are so many properties/areas, even close by, that are problems. Also, any such efforts should involve the actual citizens since we are the city.

I look forward to resolving this matter in its entirety- should you cite me, then I will be appealing any and all of it.

Thank you.

Sincerely,

---

Rebekah Jackson

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

To: PROPERTY OWNER

Location of property: COOK ST

APN: [REDACTED]

Date of Inspection: 7-25-24

Case #: 082308-1153

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.
- 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(A)(2) - It shall be unlawful to keep or maintain any recreational vehicle as a temporary or permanent residence upon any lot or parcel.
- 9-5.3830(B)(2)(a) - Parking on an unpaved surface on the front of the property
- 9-5.3830(B)(3) - Outdoor parking or storage of inoperable, wrecked vehicle or parts thereof, including watercraft.
- 9-5.3830(B)(9) - Parking or storing recreational vehicle on the front of the property, including the driveway, without a permit
- 9-5.3830(C)(2) - Parking on an unpaved surface on the rear of the property
- Other: 9-5.603 ACCESSORY BUILDINGS TO FRONT YARD SETBACK

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 \$240 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: COMPLETELY REMOVE ACCESSORY STRUCTURE / BUILDING TO THE FRONT YARD SETBACK, REMOVE ALL OVERGROWN LOOSE VEGETATION, INCLUDING TREES ENCRDACHING UPON STREET. TREES CAN NOT ENCRDACH UNLESS ENCRDACHMENT IS OVER 14 FT HIGH.

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: 8-26-24

Officer: A.L

Request building permit(s) by:

Phone: 925-779-6156 Date: 7-25-24

**ADMINISTRATIVE CITATION**

Citation # **400730**  
Case # **CE2308-1153**

City of Antioch

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

**CITATION PROCESSING CENTER - (800) 969-6158**

Date of Violation: **7-25-24** Time: **1200**  AM  PM Day of Week: **THURSDAY**

Location of Violation: **COOK ST**

Citation Issued To (owner/resident/business): **REBEKAH JACKSON**

Address (if different than violation): **COOK ST**

City: **ANTIOCH** State: **CA** Zip: **94509**

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
5-1.202(A)(6)	CAUS ON DRIVEWAY	\$100.00
9-5.1101	SIGHT OBSTRUCTION	\$100.00
		\$
		\$
		\$
		\$

REINSPECTION FEE: \$ **246.00** TOTAL DUE: \$

Notes:  
REMOVE CAUS FROM BEING STORED UPON DRIVEWAY. CUT LARGE TREE/SHRUB ON THE SIDE OF DRIVEWAY TO IMPROVE LINE OF SIGHT TO 25 FEET DOWN SIDEWALK (PEDESTRIAN/VEHICLE SAFETY)

Issuing Officer: **AJ** ID number: **E6158** Date Issued: **7-25-24**

TO AVOID ADDITIONAL CITATIONS, CORRECT THE VIOLATION(S) BEFORE: **8-26-24**

Pay online at: [www.CitationProcessingCenter.com](http://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

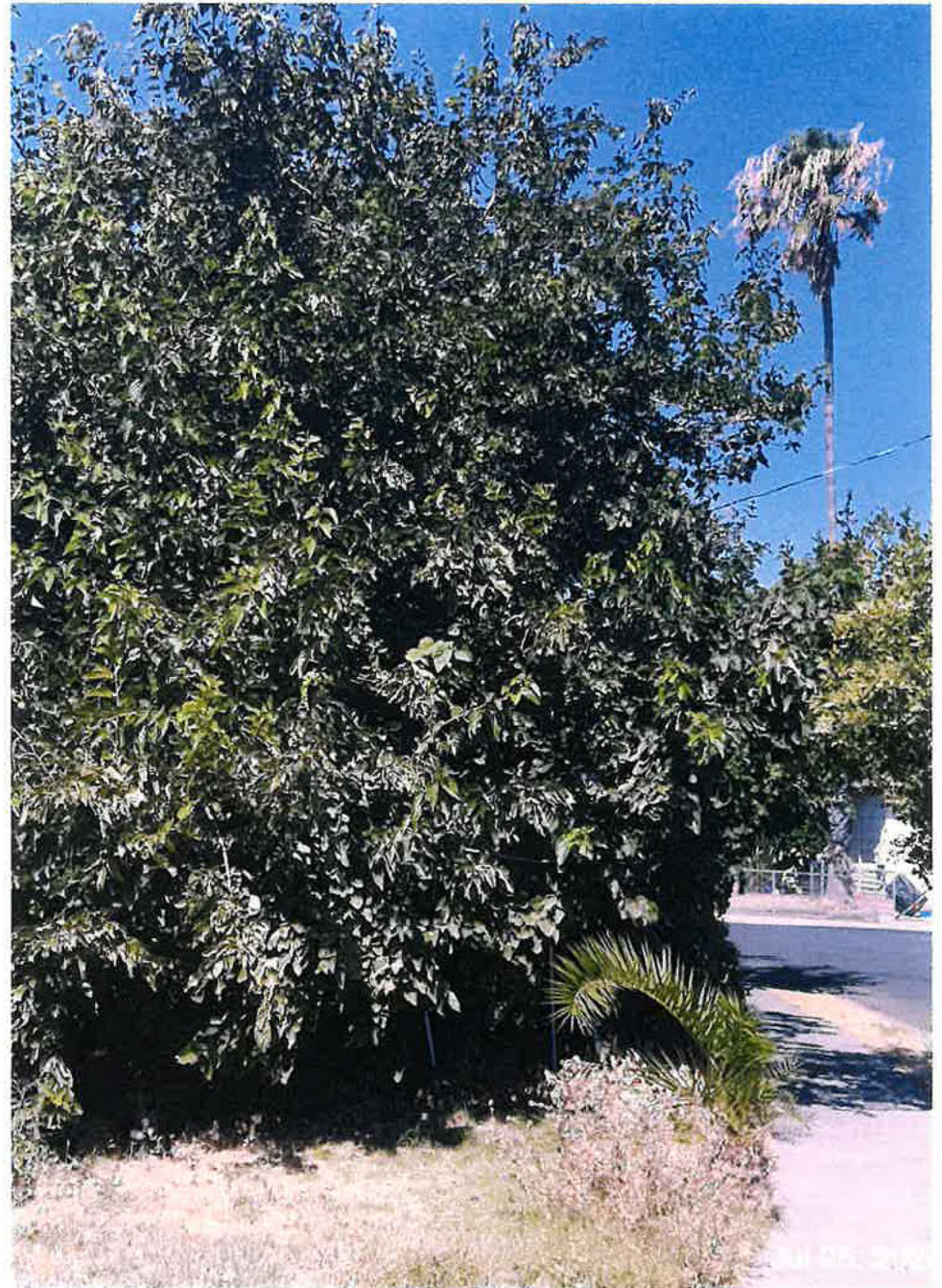
925  
779-6156

**CITATION PROCESSING CENTER - (800) 969-6158**

SEE REVERSE SIDE FOR IMPORTANT INFORMATION  
WHITE - FILE COPY / YELLOW - VIOLATION COPY / PINK - MAIL COPY

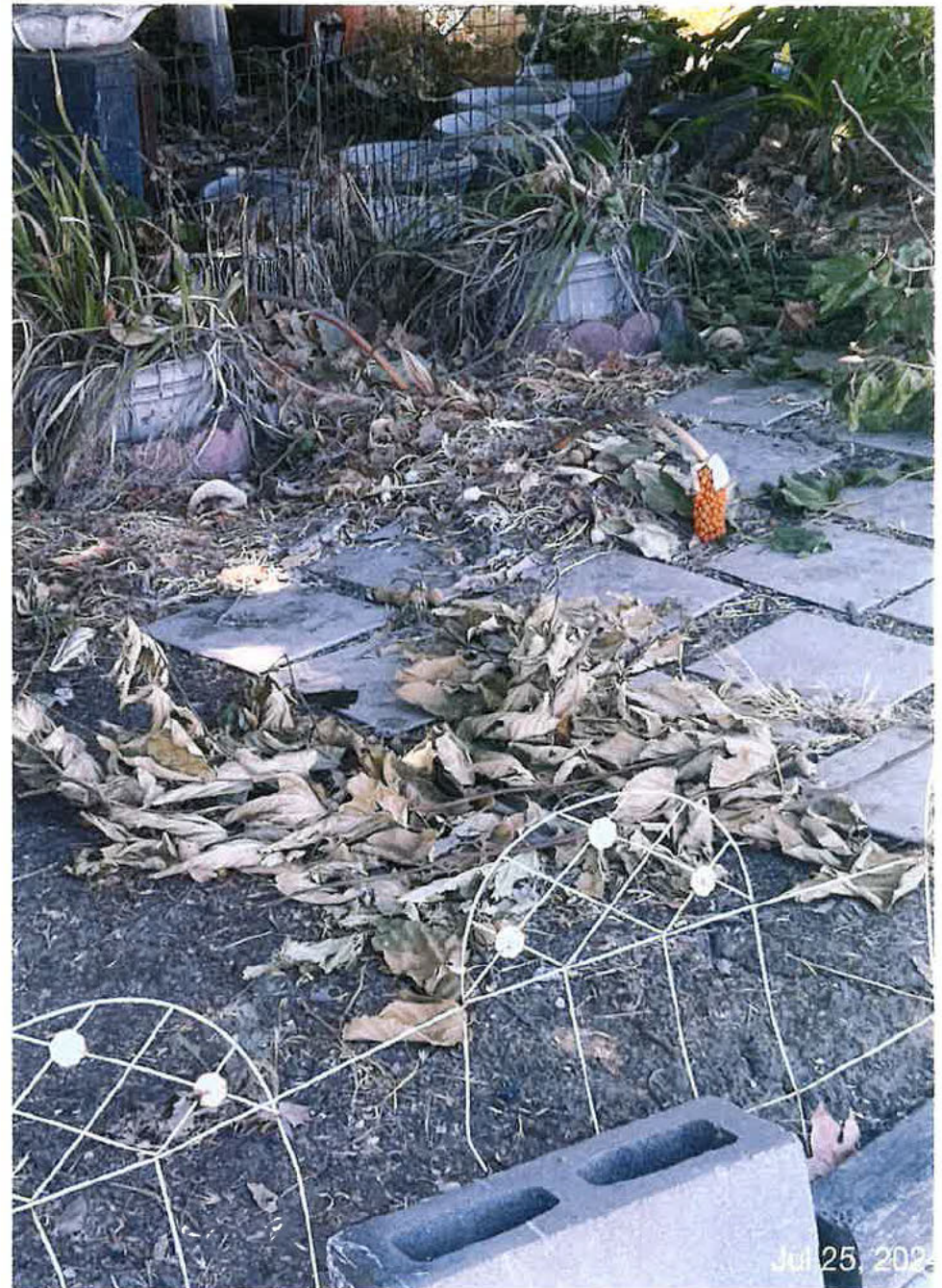
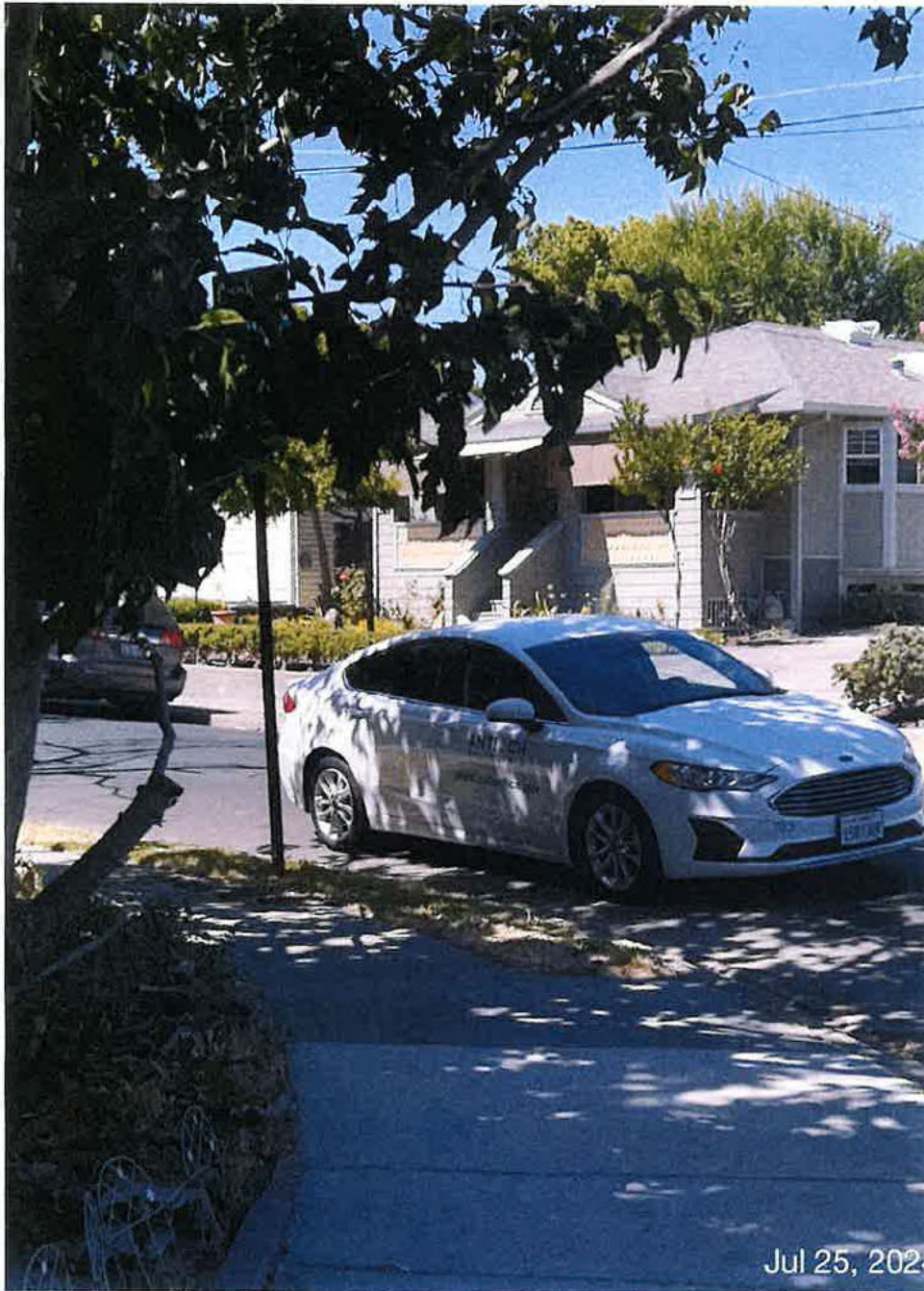
















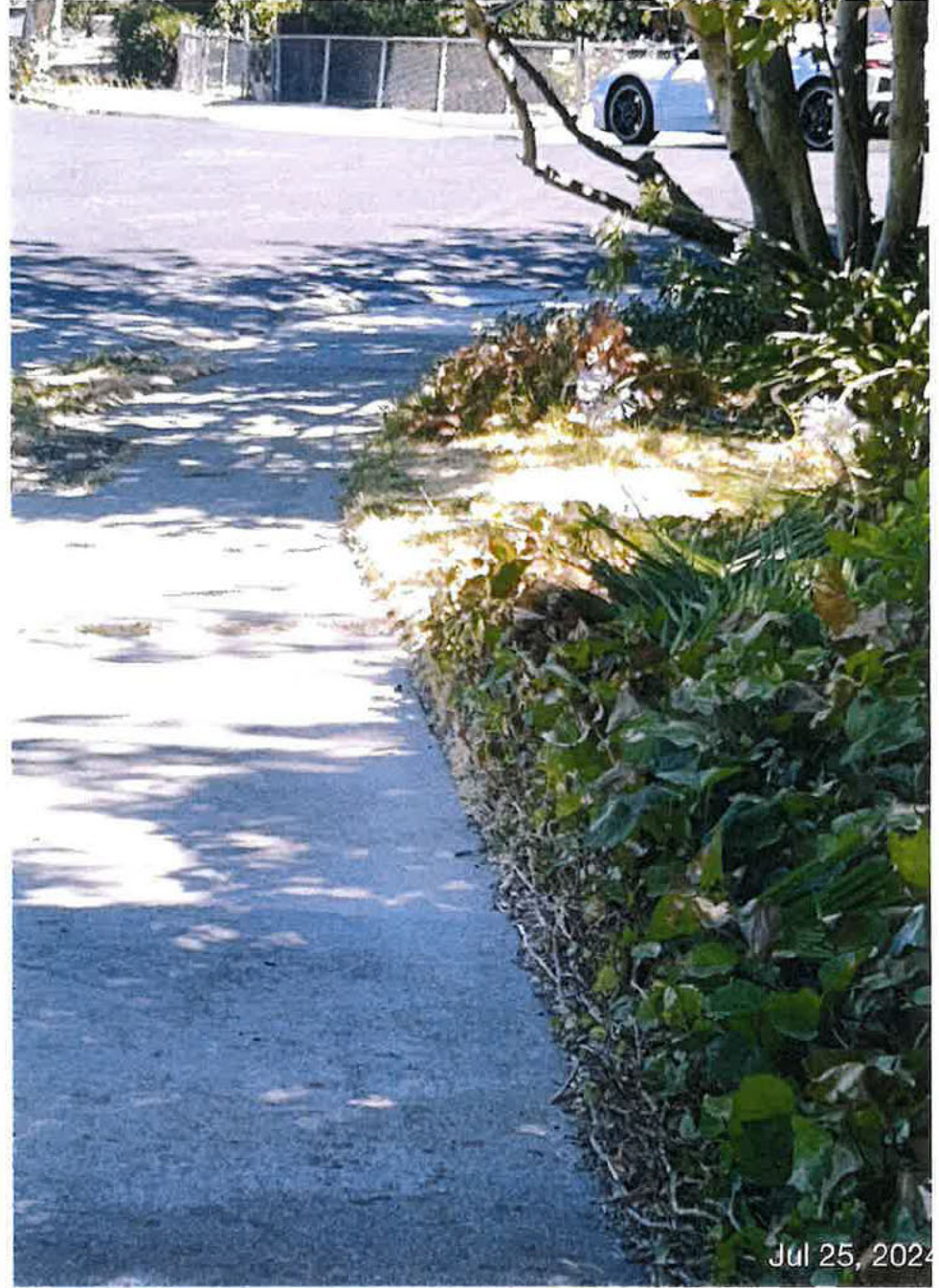


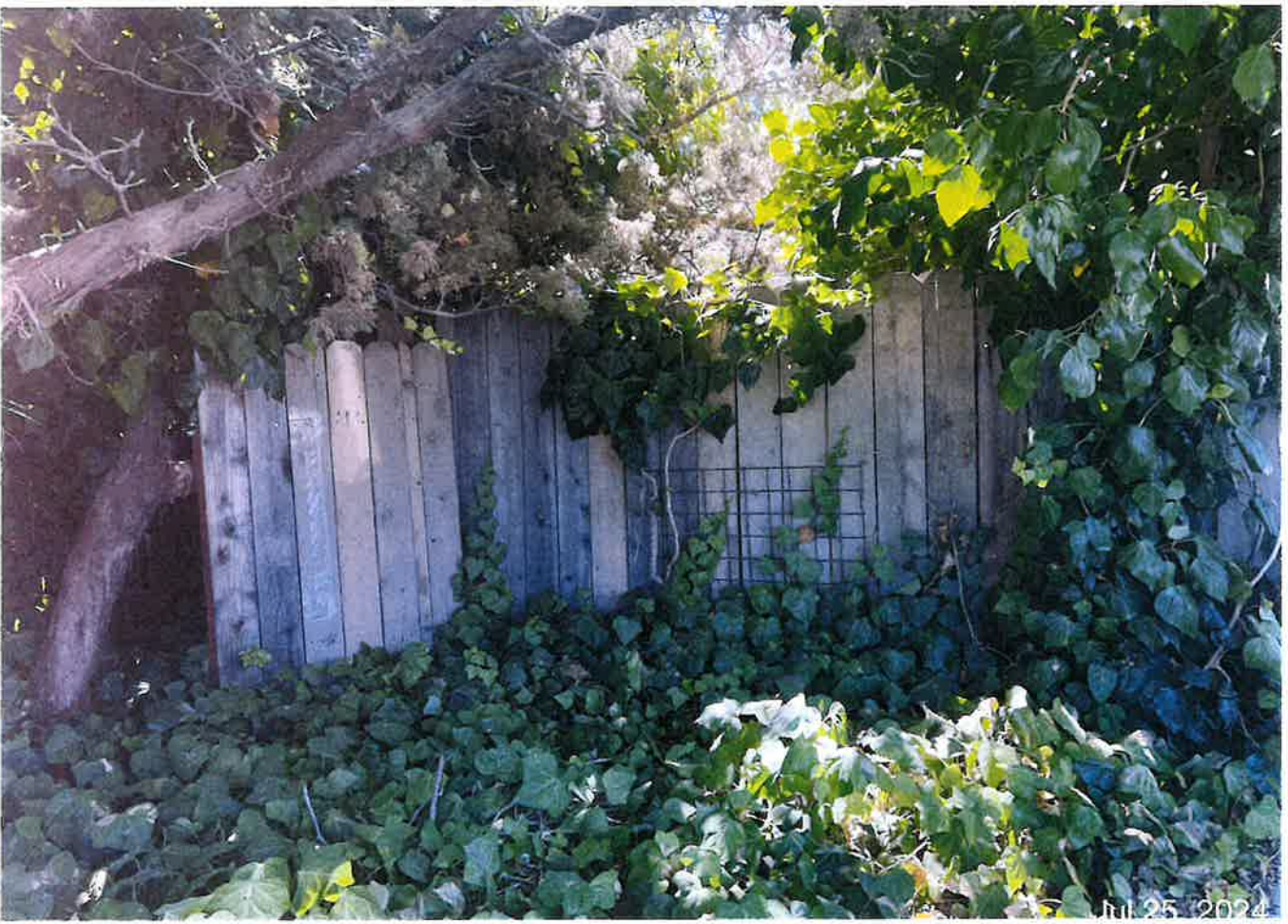


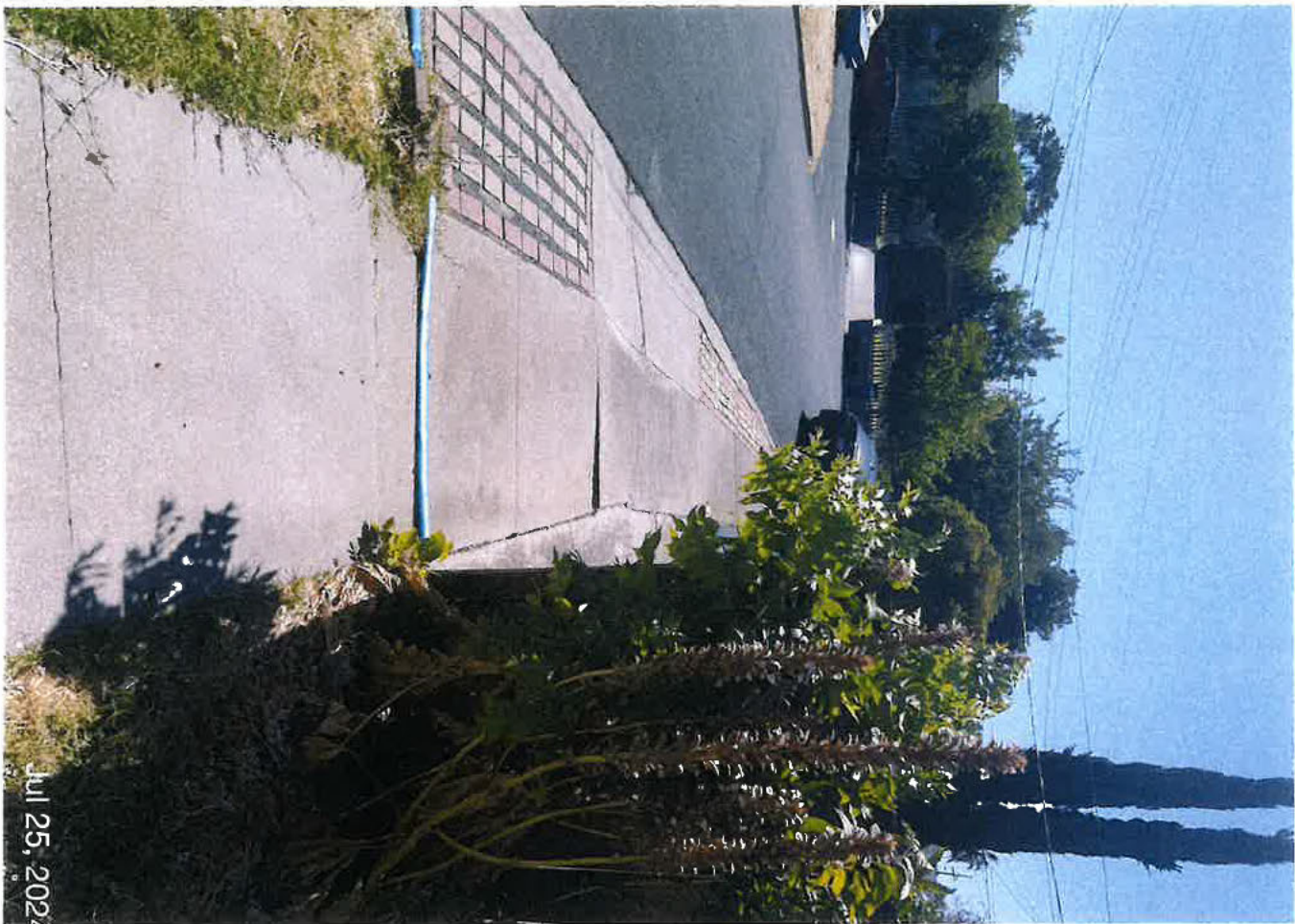
Jul 25, 2018











ATTACHMENT #12



Aug 26,





Aug 26, 2024







Aug 26,





**ADMINISTRATIVE CITATION**

Citation # **400723**  
Case #: CE2308-1153

City of Antioch

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

**CITATION PROCESSING CENTER - (800) 969-6158**

Date of Violation <b>8-27-24</b>	Time <b>1200</b>	<input type="checkbox"/> AM <input type="checkbox"/> PM	Day of Week <b>TUESDAY</b>
Location of Violation <b>COOK STREET</b>			
Citation Issued To (owner/resident/business) <b>JACKSON REBEKAH MARY LOUISE</b>			
Address (if different than violation) <b>COOK STREET</b>			
City <b>ANTIOCH</b>	State <b>CA</b>	Zip <b>94509</b>	

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.

- 1<sup>st</sup> Violation - \$100.00/\$130.00
  - 2<sup>nd</sup> Violation - \$500.00/\$700.00
  - 3<sup>rd</sup> 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
5-1.202(A)(1)(a)	JUNK: DEBRIS	\$100.00
9-5.603	ADU IN FRONT YD	\$100.00
		\$
		\$
		\$
		\$

REINSPECTION FEE: \$ **246.00** TOTAL DUE: \$ **446.00**

Notes:  
REMOVE ALL JUNK: MISC DEBRIS AND PERSONAL ITEMS FROM PUBLIC VIEW REMOVE UNDERMINED STRUCTURE, SCREENING TAPPS HELD UP BY PIPING TO THE DRIVEWAY BY DATE LOCATED BELOW TO AVOID FURTHER FINES

Issuing Officer <b>A.L</b>	ID number <b>EG158</b>	Date Issued <b>8-27-24</b>
-------------------------------	---------------------------	-------------------------------

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

**9-19-24**

Pay online at: [www.CitationProcessingCenter.com](http://www.CitationProcessingCenter.com)

Mail check or money order payment to:  
City of Antioch

**925**  
**779-6156** 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

...ION OF AN  
... A PUBLIC NUISA

PROPERTY OWNER

Property: [REDACTED] COOK ST.

154-001

Date of Inspection

ed above has been found to be in violation of  
mediate action by the property owner/resi  
er actions being taken by the City.

**al Code Section:**



Aug 27, 2024





Aug 27, 2024

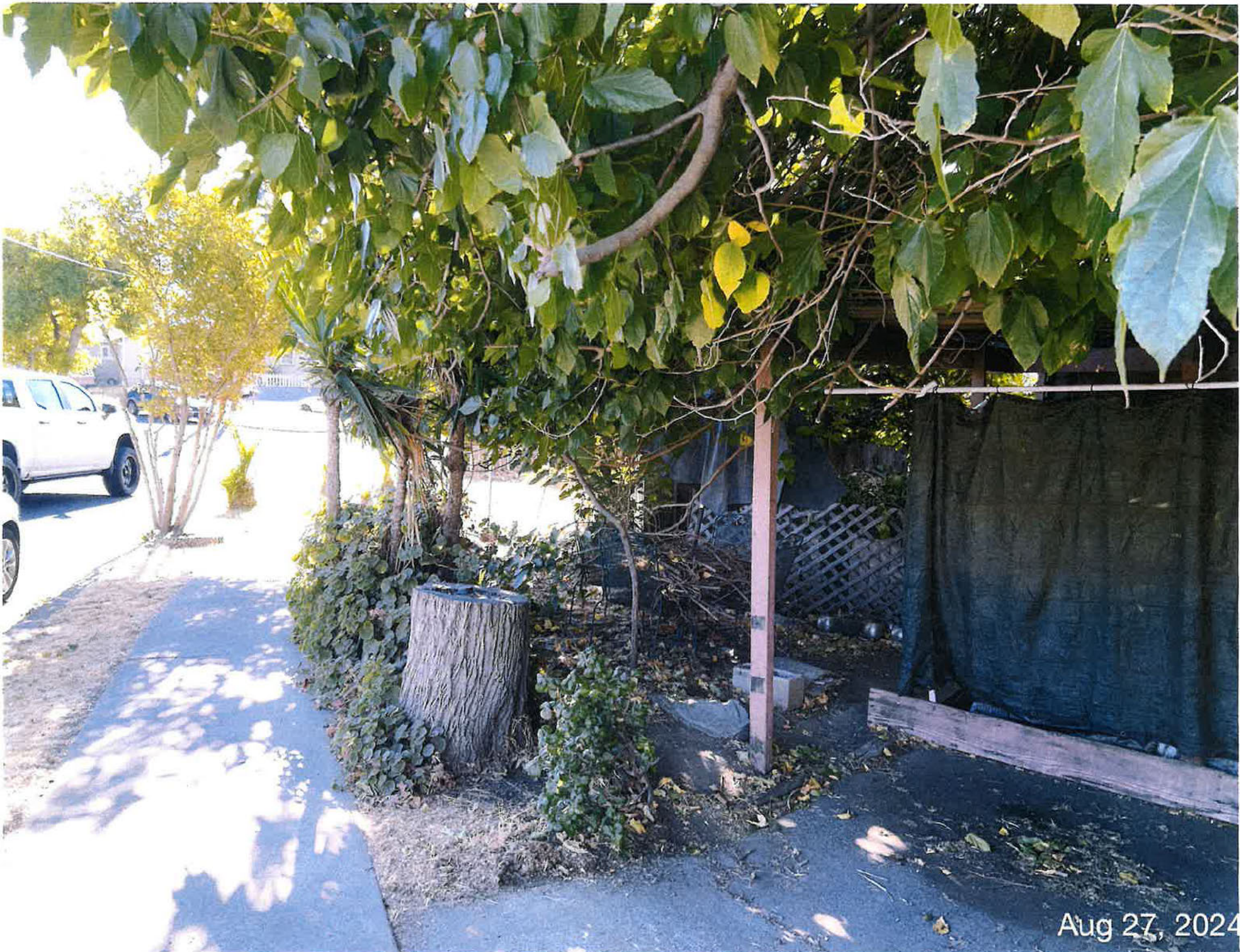




Aug 27, 2024



Aug 27, 2024



Aug 27, 2024





Aug 27 2024



Aug 27, 2024



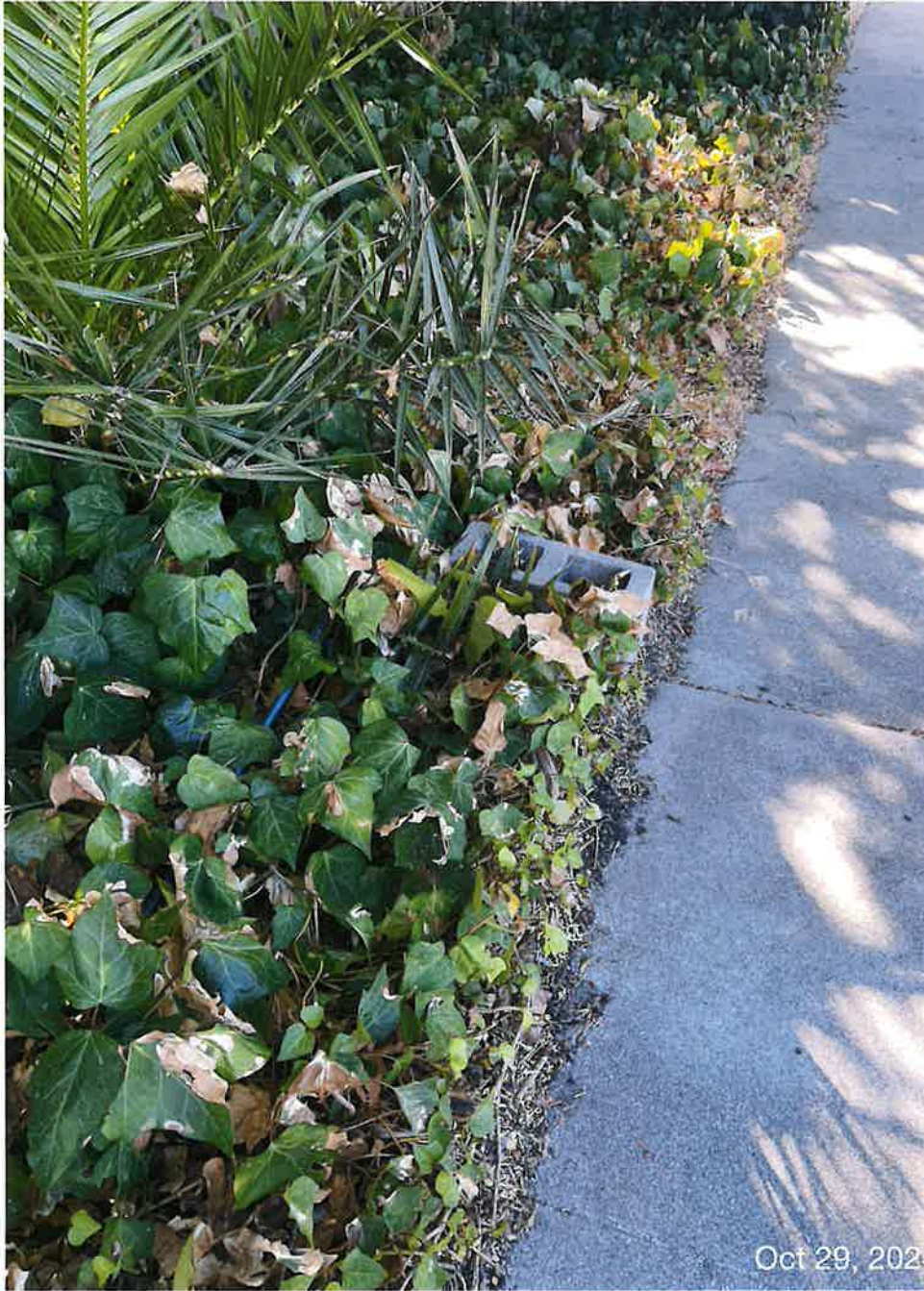
Aug 27, 2024





ATTACHMENT #14

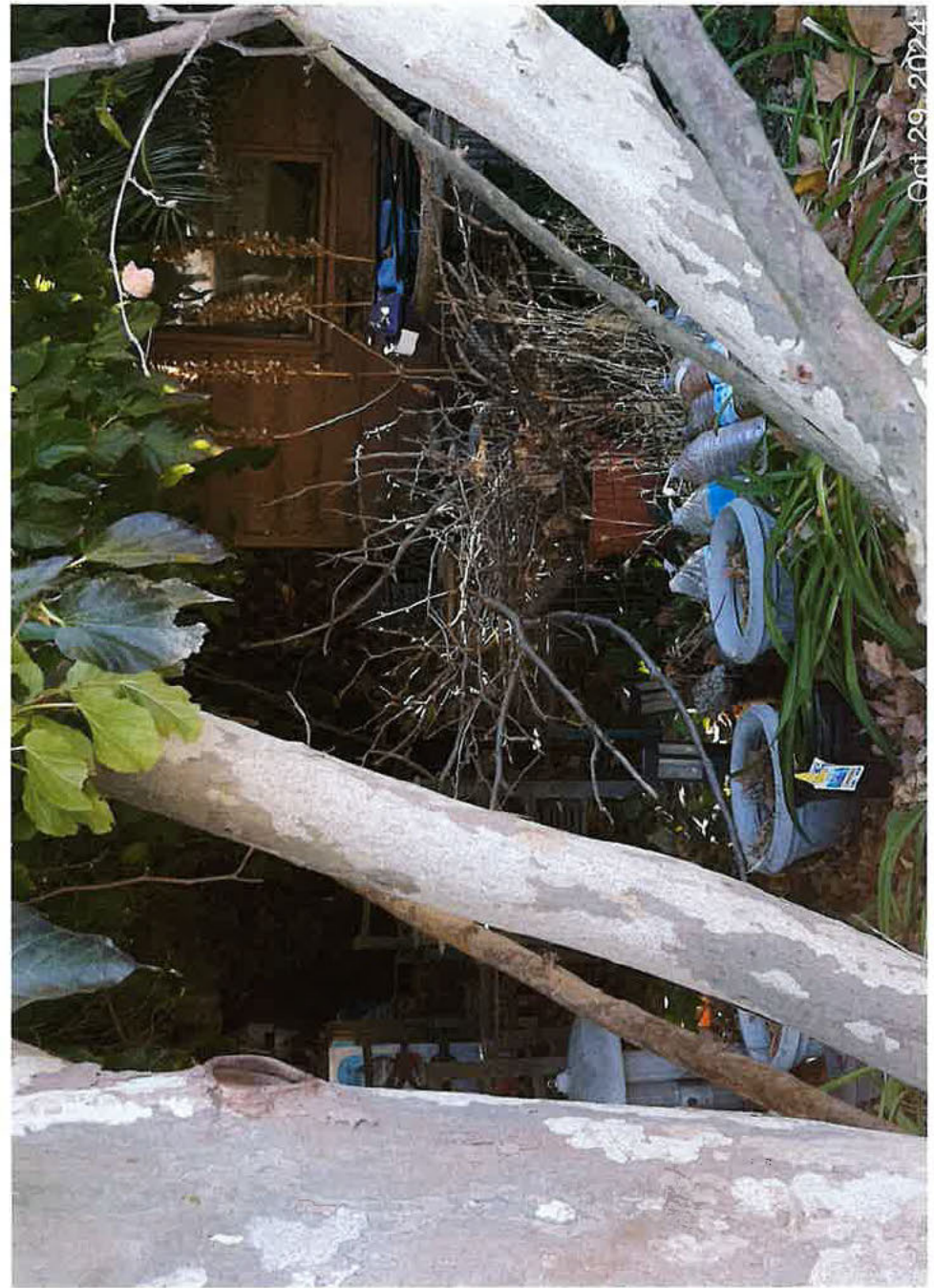
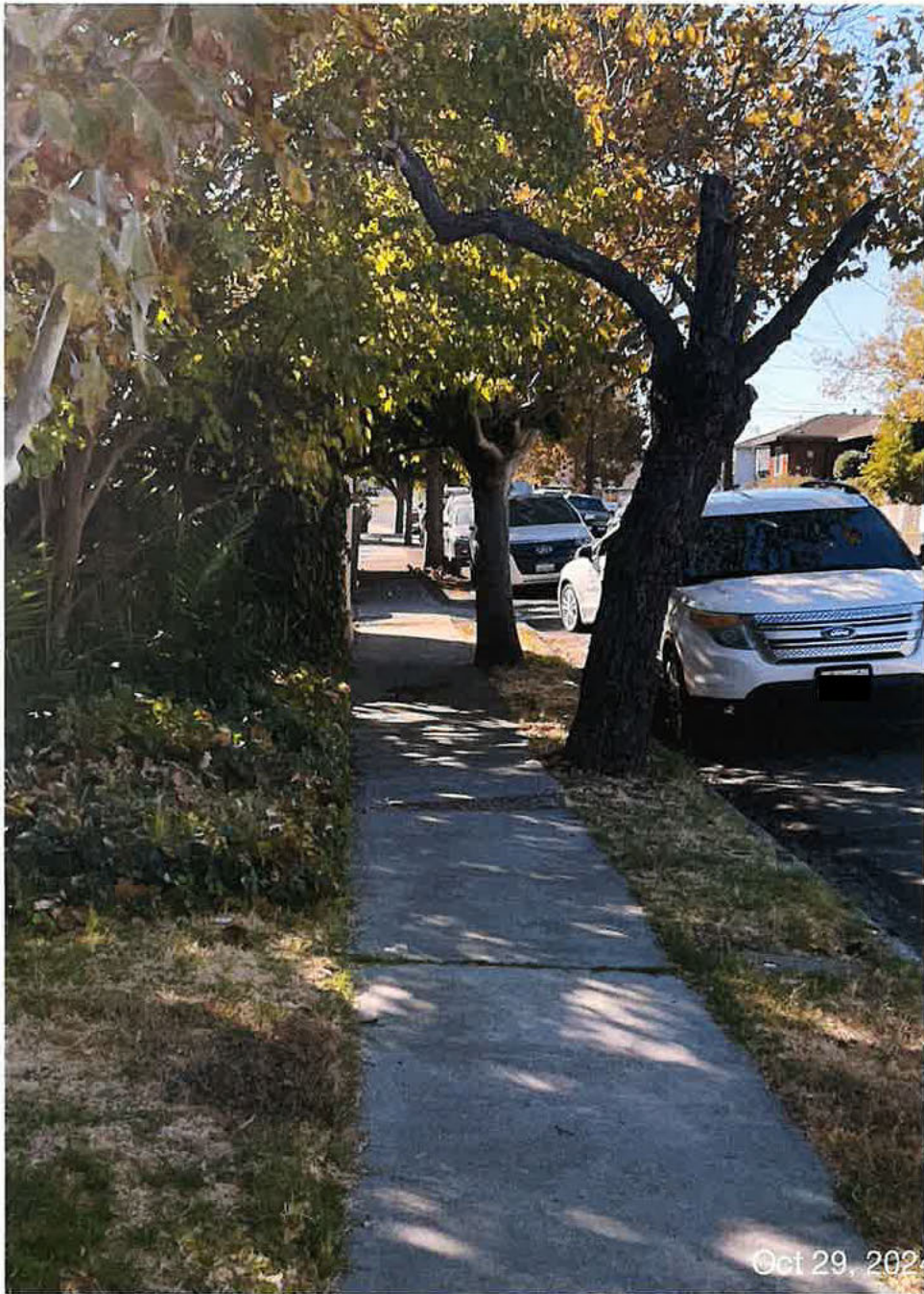


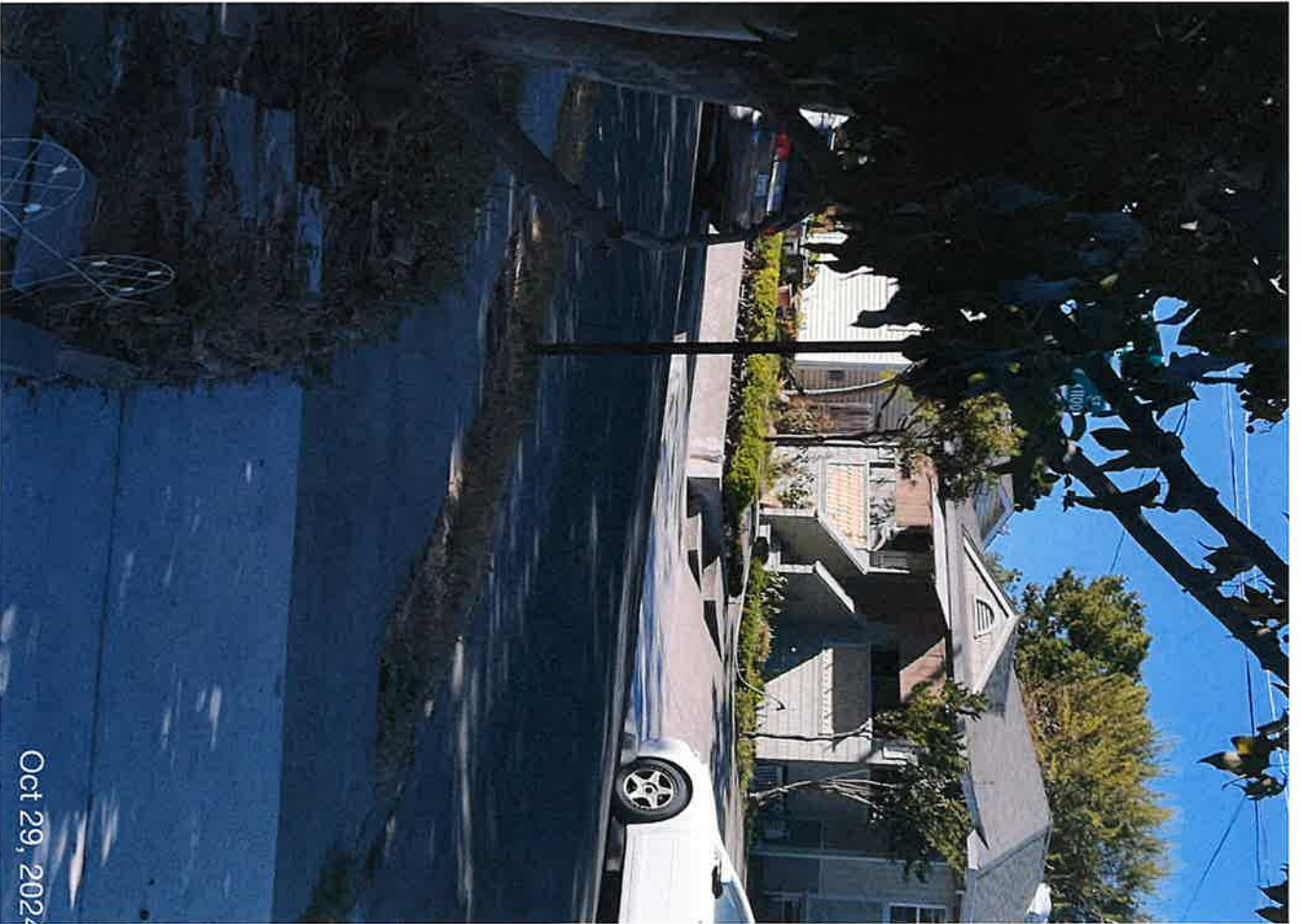


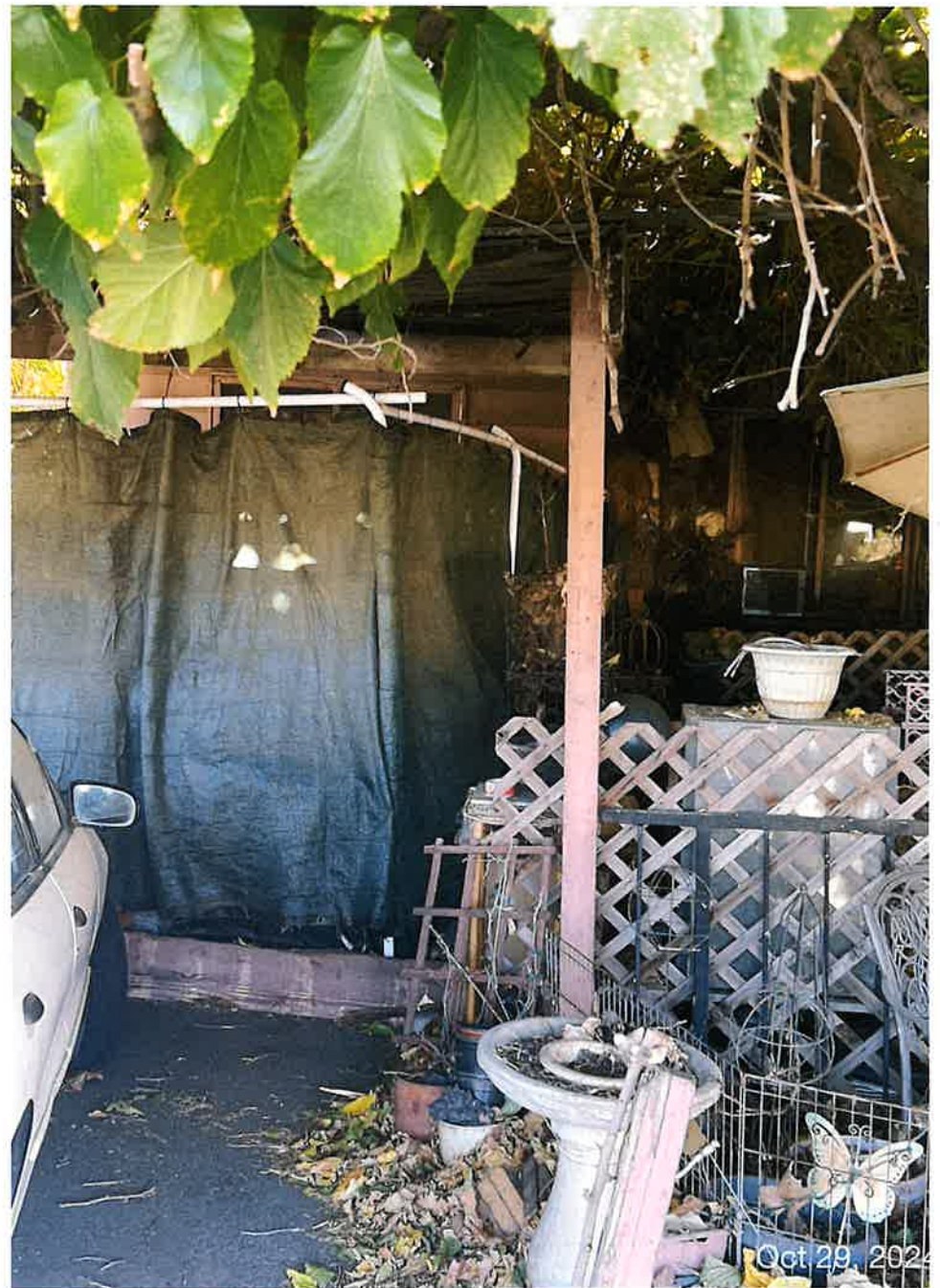














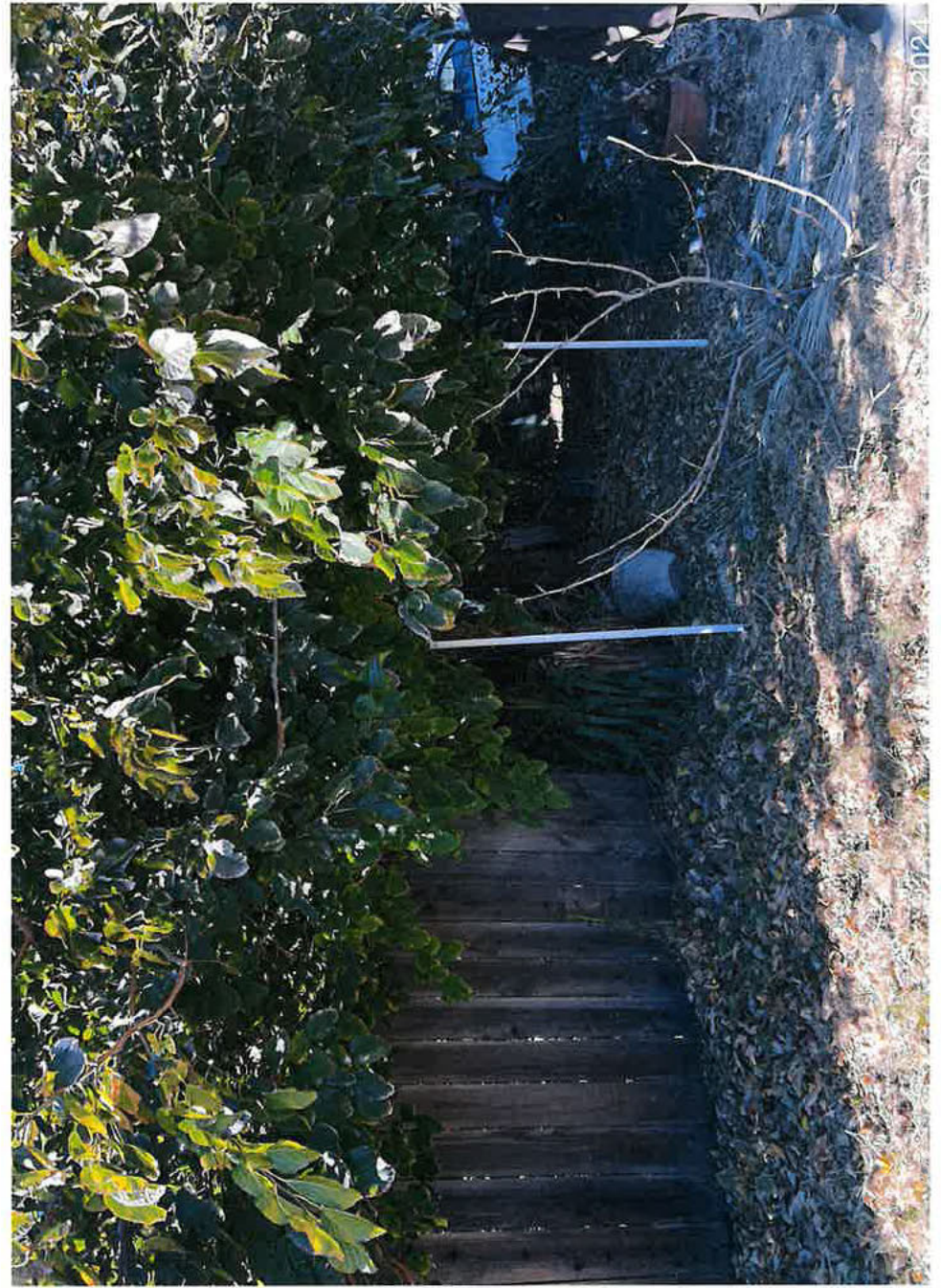






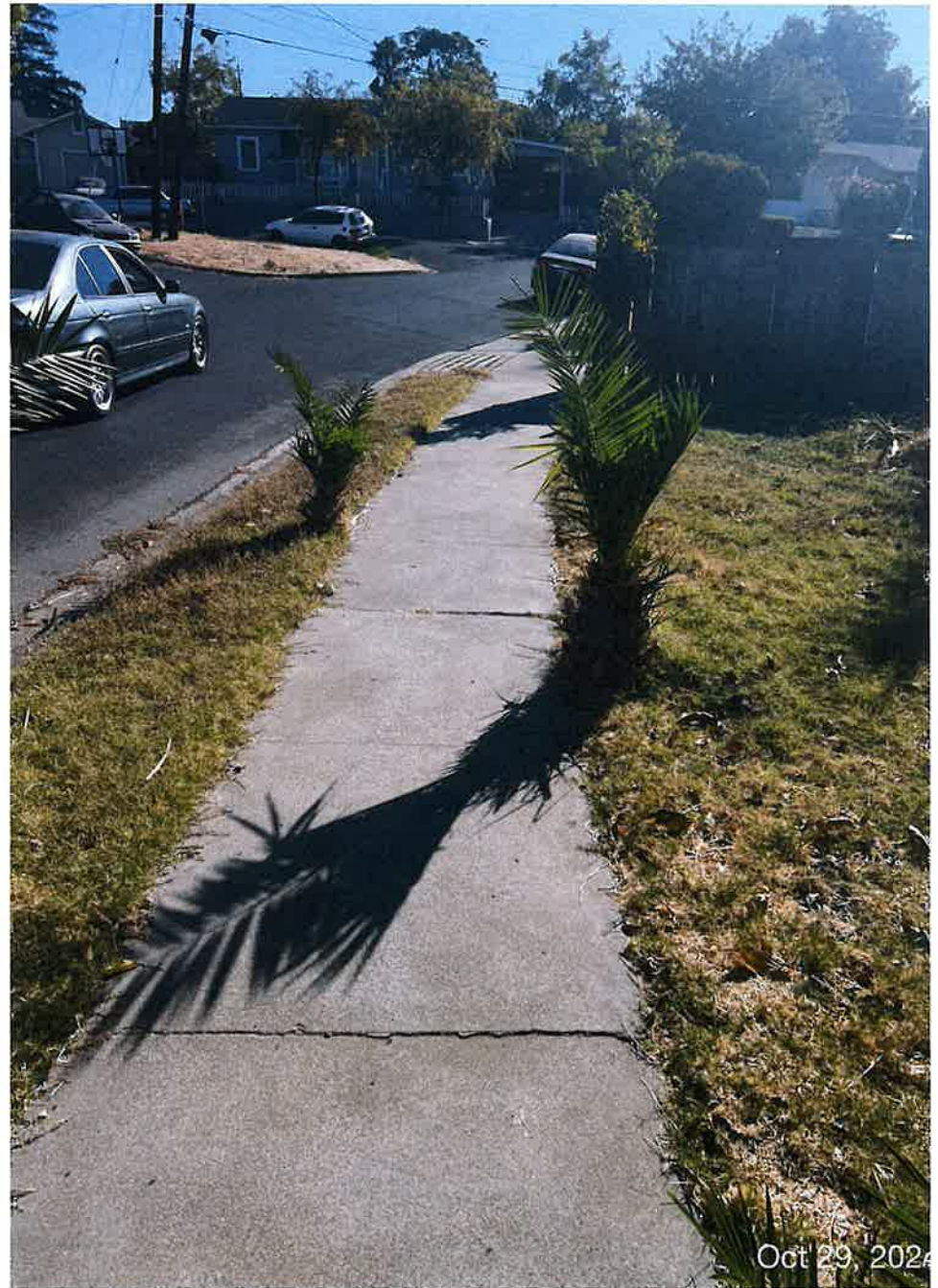


Oct 29, 2024



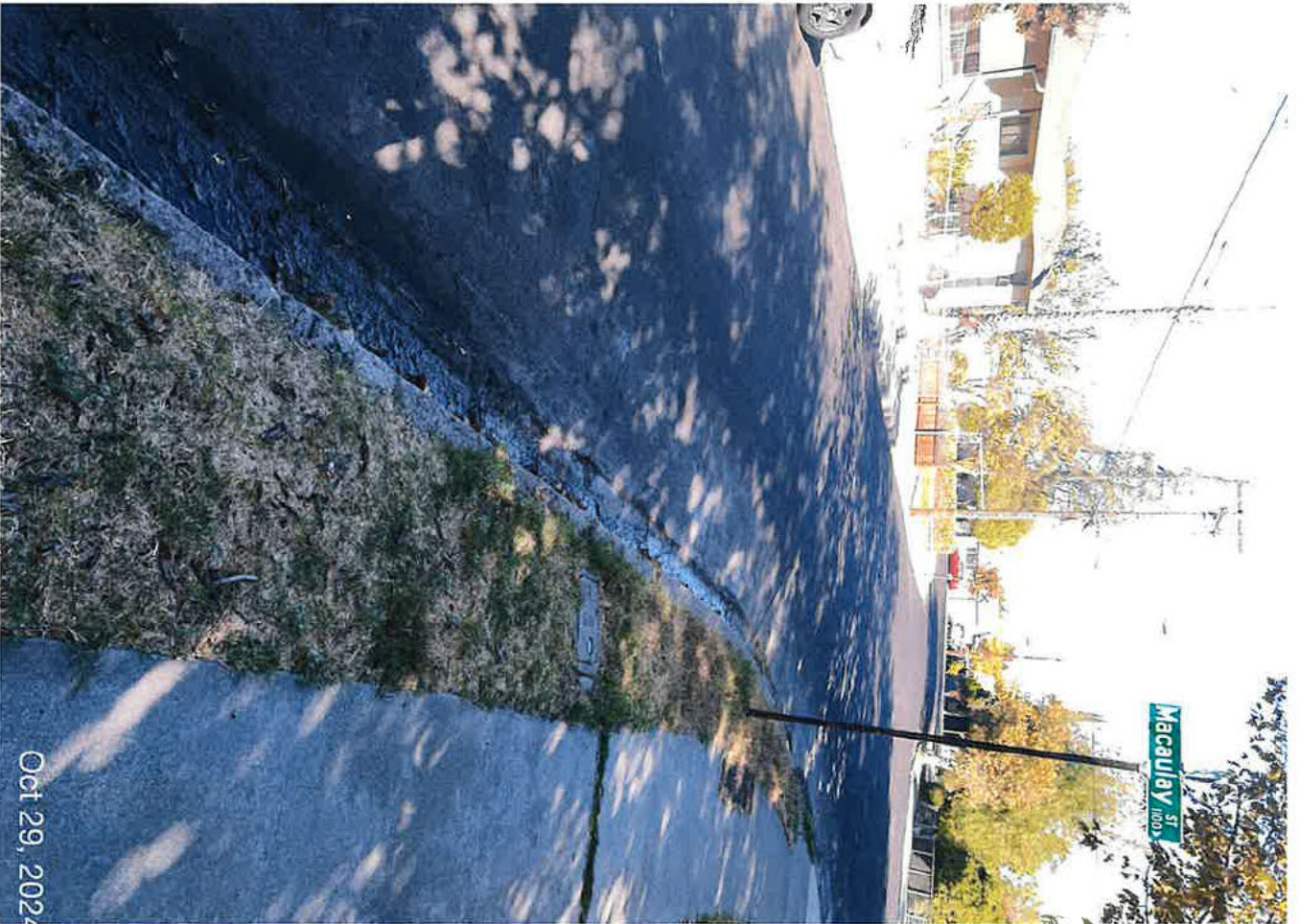






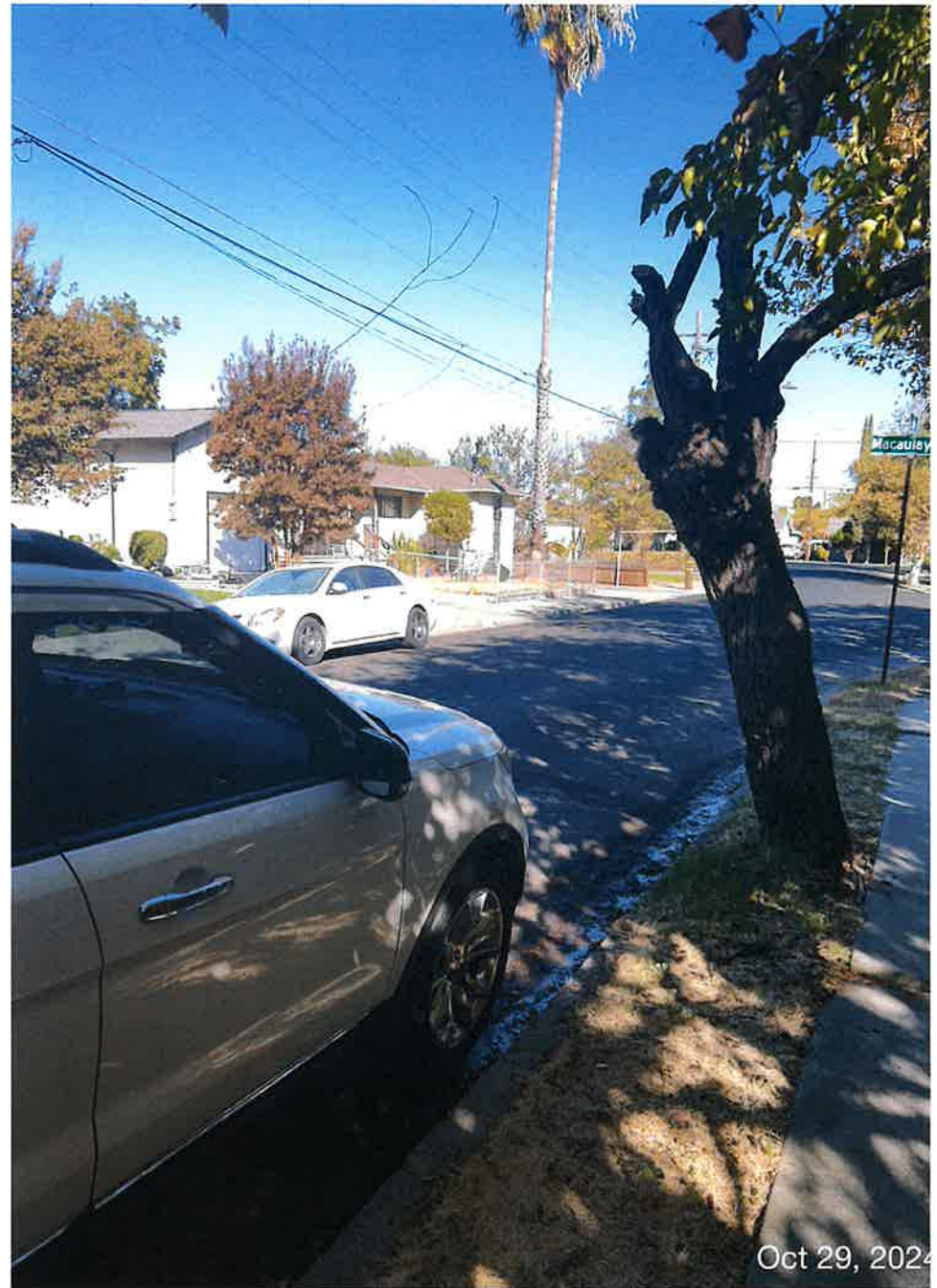








Oct 29, 2024



Oct 29, 2024

SEP 06 2024

**Citation Appeal Application**

**RECEIVED**

CITY OF ANTIOCH ATTN: CITY CLERK P.O. BOX 5007 ANTIOCH, CA 94531-5007 (925) 779-7009		
Date of Citation: 8/27/2024	Citation #: 400723	
Name: REBEKAH MARY LOUISE JACKSON		
Property Address: [REDACTED] COOK ST. ANTIOCH, CA 94509		
Mailing Address: SAME AS ABOVE		
Home Phone: ( )	Work Phone: ( )	Cell Phone: [REDACTED]
Email: [REDACTED]		
<b>REASON FOR APPEAL</b>		
I AM NOT IN VIOLATION OF BILTON CODE SECTION REFERENCED:		
1) THERE IS NO "JUNK/DEBRIS"		
2) ADU (CARPORT) IS IN CODE		
MORE DETAIL / DOCUMENTATION TO FOLLOW. Thank you. [Signature]		
Signature [REDACTED]	Date 9/5/24	

**\*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).

# ADMINISTRATIVE CITATION

Citation # **400723**

City of Antioch

Case #: 19-2308-1100

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

**CITATION PROCESSING CENTER - (800) 969-6158**

Date of Violation: 8-27-24 Time: 2:00  AM  PM Day of Week: TUESDAY

Location of Violation: [REDACTED] COCK STREET

Citation Issued To (owner/resident/business): SHARON REBEKAH MARY LOUISE

Address (if different than violation): [REDACTED] COCK STREET

City: ANTIOCH State: CA Zip: 94509

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.

- 1<sup>st</sup> Violation - \$100.00/\$130.00
  - 2<sup>nd</sup> Violation - \$500.00/\$700.00
  - 3<sup>rd</sup> 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>5-1202(A)(1)</u>	<u>JUNK/DEBRIS</u>	<u>\$ 100.00</u>
<u>9-5603</u>	<u>ADU TO FRONT YD</u>	<u>\$ 100.00</u>
		\$
		\$
		\$
		\$

REINSPECTION FEE: \$ 246.00 TOTAL DUE: \$ 446.00

Notes: REMOVE ALL JUNK/MISC DEBRIS AND PERSONAL ITEMS FROM PUBLIC VIEW. REMOVE UNPERMITTED STRUCTURE SCREENING TAPES HELD UP BY PILING TO THE DRIVEWAY BY DATE LOCATED. REMOVE TO AVOID FURTHER FINES.

Issuing Officer: AL ID number: 6158 Date Issued: 8-27-24

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

9-19-24  
Pay online at: [www.CitationProcessingCenter.com](http://www.CitationProcessingCenter.com)

EST 001

**CITY OF ANTIOCH  
C/O CITATION PROCESSING CENTER  
P.O. BOX 7275  
NEWPORT BEACH, CA 92658-7275**

**ORDER:** You are ordered to immediately cease the commission of the violation(s) listed on the reverse of this Administrative Citation.

**ADMINISTRATIVE CITATION:** Payment is required within 30 days of the date the citation was issued. Pursuant to Section 1-2.01(E) of the Antioch Municipal Code, each day the violation continues is a separate and distinct offense and subject to additional citations. Fines per each count of the Antioch Municipal Code Section violated are as follows: first Citation \$100.00, second Citation \$500.00, third and subsequent Citations \$1000.00. Notwithstanding the above violations of local building and safety codes are punishable by fines of \$130 for the first citation, \$700 for second Citation and \$1,300 for third and subsequent Citations

**RIGHTS OF APPEAL:** You have the right to contest this Administrative Citation at a public hearing before a "Administrative Review Panel" ("ARP"). To request a hearing, you must pay an advance deposit in the full amount of the fine and submit that amount with the written appeal either by mail to the City Clerk, P.O. Box 5007, Antioch, CA 94531-5007, or in person to the City Clerk's office at City Hall, 200 H Street, Antioch, **within ten (10) days from the date of the Administrative Citation.** A properly filed appeal will result in written notification of the date and time set for your hearing. Failure to appear at your hearing will constitute a failure to exhaust your administrative remedies. Any person who requests an appeal of an administrative citation and is unable to make the advance deposit of the fine required under AMC §1-5.05(B) may file an advance deposit hardship waiver application. Applications may be obtained from the City Clerk's Office at the above address and must be submitted with the appeal request.

**HOW TO PAY FINE:** The amount of the Administrative Fine(s) is listed on the reverse of this Administrative Citation. Payment options are available on the front of this citation and include payment online at [www.CitationProcessingCenter.com](http://www.CitationProcessingCenter.com) or via phone at 800-969-6158. Accepted forms of payment include VISA, Master Card, Discover Card and American Express. Payment may also be made via mail to the address at the top of this page with a check or money order. **DO NOT SEND CASH!** Payment of Administrative Fine(s) does not permit any continuation or repeated occurrence of the violation(s) listed on the reverse of this Administrative Citation.

**RIGHT TO JUDICIAL REVIEW:** Any person aggrieved by an administrative decision of the ARP on an Administrative Citation may obtain review of the administrative decision by filing a petition for review with the Superior Court in Contra Costa County in accordance with the timelines and provisions set forth in California Government Code Section 53069.4.

**IMPORTANTE.  
POR FAVOR HAGA QUE LA INFORMACION EN ESTE FORMULARIO  
SEA TRADUCIDA PARA USTED.**

**From:** [City Clerk](#)  
**To:** [REDACTED]  
**Cc:** [City Clerk](#)  
**Subject:** City of Antioch Board of Administrative Appeals Meeting scheduled for November 7, 2024  
**Date:** Friday, September 20, 2024 11:36:35 AM  
**Attachments:** [image001.png](#)  
[Jackson, Rebekah CE Appeal Filed 2024.09.06.pdf](#)  
[General Info.Citations-2021.pdf](#)

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Good morning,

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

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](http://www.antiochca.gov) | [www.antiochisopportunity.com](http://www.antiochisopportunity.com)

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





September 20, 2024

Rebekah Mary Louise Jackson  
[REDACTED] Cook Street  
Antioch, CA 94509

Email: [REDACTED]

RE: Board of Administrative Appeals Hearing

Address: [REDACTED] Cook Street, Antioch CA

Citation Date: 8/27/2024

Citation No.: 400723

Dear Rebekah Mary Louise Jackson,

This is a follow up to your written appeal filed on September 6, 2024, regarding the above-referenced citation.

Please be advised your appeal is scheduled to be heard at the Board of Administrative Appeals Meeting on **Thursday, November 7, 2024, 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 September 20, 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:

Rebekah Mary Louise Jackson  
[REDACTED] Cook Street  
Antioch, CA 94509

I, Vanessa Rosales, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on September 20, 2024, at Antioch, California.