



MINUTES

January 23, 2025

BOARD OF APPEALS HEARING

3:00 p.m.
City Council Chambers
311 Vernon Street
Roseville, CA

1. CALL TO ORDER

Chairperson Tom Rutherford called the meeting to order at 3:00 p.m. in the City Council Chambers.

2. ROLL CALL (SILENT)

The following Hearing Panel members were present:

Tom Rutherford
Andrea Seminer
Connor Milligan

The following Staff members were present:

Travis Cochran, Deputy City Attorney
Kelly Aye, Board Secretary

3. IDENTIFICATION OF CHAIR

Chairperson for the January 23, 2025 hearing was Tom Rutherford.

4. PLEDGE OF ALLEGIANCE

Chairperson Tom Rutherford led the audience in the Pledge of Allegiance.

5. PUBLIC COMMENT

No one from the public offered any comments.

6. SWEAR IN

Chairperson Tom Rutherford administered the Oath to those in attendance who would be offering testimony at the hearing.

7. MATTERS TO BE HEARD

7.1. Citation No.: 22250

Appellant: Alona Kizenko, 1643 McGill Street, Lincoln, CA

• Roseville Municipal Code Sections:

9.10.200 (E), Certificate on Display

9.10.240 (A), Display Massage Business Permit

9.10.220 (H), Customer/Client Register

9.10.200 (F), Employee and Independent Contractor Reporting

A. Staff Report:

Community Services Officer Erika Broussard offered testimony in regards to the staff materials provided in the agenda and entered into the minutes as Exhibit A (7.1). Officer Broussard handed out a printout to those in attendance, entered into the minutes as Exhibit B (7.1).

Per RMC Section 2.50.060(D), the Staff Report was submitted to the City of Roseville Attorney's Office prior to the hearing and was provided to the Appellant and the panel members in advance of the hearing.

B. Appellant's Response:

Appellant's appeal form and evidence were submitted prior to the hearing and were provided to the panel in advance of the hearing as part of the agenda packet. They are hereby entered into the minutes as Exhibit C (7.1)

Appellant Alona Kizenko was provided with a Russian interpreter at her request. With the help of interpreter Yelena Brennan, Appellant Kizenko offered testimony in support of the appeal and answered panel questions.

C. Rebuttals and Panel Questions:

Officer Broussard answered panel questions.

Deputy City Attorney Travis Cochran gave clarification to the panel on owner and individual contractor definitions as per the Roseville Municipal Code.

Officer Broussard continued to answer panel questions.

Appellant Kizenko answered panel questions.

The panel closed questioning and moved to discussion.

D. Panel Discussion and Decision:

The panel discussed the evidence and testimony presented for Administrative Citation No. 22250.

The panel asked Officer Broussard to clarify evidence before continuing discussion.

In regard to Roseville Municipal Code Section 9.10.200 (E), Certificate on Display, a motion was made by Panel Member Andrea Seminer and seconded by Panel Member Connor Milligan to:

☐ DENY THE APPEAL AND UPHOLD THE CITATION because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.

☐ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant did not prove by a preponderance of the evidence:

☐ That the violation(s) occurred; and/or

☐ That the appellant is the responsible party.

☒ DENY THE APPEAL AND UPHOLD THE CITATION but waive the fine in the interest of justice.

☐ DENY THE APPEAL AND UPHOLD THE CITATION because the appellant failed to appear.

☐ GRANT THE APPEAL AND DISMISS THE CITATION because

the City/Complainant failed to appear.

- ☐ GRANT THE APPEAL AND DISMISS THE CITATION at the request of the City/Complainant.

The motion passed with the following vote:

AYES: Rutherford, Seminer, Milligan

NOES: none

In regard to Roseville Municipal Code Section 9.10.240 (A), Display Massage Business Permit, a motion was made by Panel Member Andrea Seminer and seconded by Panel Member Connor Milligan to:

- ☐ DENY THE APPEAL AND UPHOLD THE CITATION because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant did not prove by a preponderance of the evidence:
- ☐ That the violation(s) occurred; and/or
 - ☐ That the appellant is the responsible party.
- ☒ DENY THE APPEAL AND UPHOLD THE CITATION but waive the fine in the interest of justice.
- ☐ DENY THE APPEAL AND UPHOLD THE CITATION because the appellant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION at the request of the City/Complainant.

The motion passed with the following vote:

AYES: Rutherford, Seminer, Milligan

NOES:

In regard to Roseville Municipal Code Section 9.10.220 (H), Customer/Client Register, a motion was made by Panel Member Connor Milligan and seconded by Chairperson Tom Rutherford to:

- ☒ DENY THE APPEAL AND UPHOLD THE CITATION because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant did not prove by a preponderance of the evidence:
 - ☐ That the violation(s) occurred; and/or
 - ☐ That the appellant is the responsible party.
- ☐ DENY THE APPEAL AND UPHOLD THE CITATION but waive the fine in the interest of justice.
- ☐ DENY THE APPEAL AND UPHOLD THE CITATION because the appellant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION at the request of the City/Complainant.

The motion passed with the following vote:

AYES: Milligan, Rutherford

NOES: Seminer

In regard to Roseville Municipal Code Section 9.10.200 (F), Employee and Independent Contractor Reporting, a motion was made by Panel Member Andrea Seminer and seconded by Panel Member Connor Milligan to:

- ☐ DENY THE APPEAL AND UPHOLD THE CITATION because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.
- ☒ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant did not prove by a preponderance of the evidence:
 - ☐ That the violation(s) occurred; and/or
 - ☒ That the appellant is the responsible party.
- ☐ DENY THE APPEAL AND UPHOLD THE CITATION but waive the fine in the interest of justice.
- ☐ DENY THE APPEAL AND UPHOLD THE CITATION because the appellant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION at the request of the City/Complainant.

The motion passed with the following vote:

AYES: Rutherford, Seminer, Milligan

NOES:

E. Panel Discussion and Decision:

Regarding Roseville Municipal Code Sections 9.10.200 (E) and 9.10.240 (A), the panel decided to uphold the violations but waive

the fine in the interest of justice.

Regarding Roseville Municipal Code Section 9.10.220 (H), the panel decided to deny the appeal and uphold the violation because the City proved by a preponderance of the evidence that the violation occurred and that the Appellant is the responsible party.

Regarding Roseville Municipal Code Section 9.10.200 (F), the panel decided to grant the appeal and dismiss the violation because the City did not prove by a preponderance of the evidence that the Appellant is the responsible party.

Chairperson Tom Rutherford signed the decision form, hereby entered into the minutes as Exhibit D (7.1), asked the Appellant to see staff for the paperwork, and informed the parties that they may file a petition for review with the Superior Court in Placer County within 20 days.

7.2. Citation No.: 20943

Appellant: Wyatt Decker, 216 Earl Avenue, Roseville, CA
• Roseville Municipal Code Sections:
19.60.040, Permit Requirements – ADU Permit Required
16.36.110, Dangerous Building

A. Staff Report:

Code Enforcement Officer Alan Rogers offered testimony in support of the staff materials provided in the agenda, hereby entered into the minutes as Exhibit E (7.2), and the evidence submitted during the hearing, hereby entered into the minutes as Exhibit F (7.2).

Per RMC Section 2.50.060(D), the Staff Report was submitted to the City of Roseville Attorney's Office prior to the hearing and was provided to the Appellant and the panel members in advance of the hearing.

B. Appellant's Response:

Appellant's appeal form was submitted prior to the hearing was provided to the panel in advance of the hearing. The form is hereby entered into the minutes as Exhibit G (7.2).

Appellant Wyatt Decker was sworn-in for testimony.

Appellant Decker presented evidence, hereby entered into the minutes as Exhibit H (7.2), and offered testimony in support of the

appeal and answered panel questions.

C. Rebuttals and Panel Questions:

Code Enforcement Officer Rogers offered rebuttal testimony and answered panel questions.

Appellant Decker offered rebuttal testimony and answered panel questions.

Code Enforcement Officer Rogers answered panel questions.

Appellant Decker answered panel questions.

The panel closed arguments and opened discussion.

D. Panel Discussion and Decision:

Deputy City Attorney Travis Cochran gave clarification at the request of Panel Member Connor Milligan.

The panel discussed the evidence and testimony presented for Administrative Citation No. 20943.

In regard to Roseville Municipal Code Section 16.35.110, Dangerous Building, a motion was made by Panel Member Andrea Seminer and seconded by Panel Member Connor Milligan to:

☒ DENY THE APPEAL AND UPHOLD THE CHARGE because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.

☐ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant did not prove by a preponderance of the evidence:

☐ That the violation(s) occurred; and/or

☐ That the appellant is the responsible party.

☐ DENY THE APPEAL AND UPHOLD THE CITATION but waive the fine in the interest of justice.

- ☐ DENY THE APPEAL AND UPHOLD THE CITATION because the appellant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CITATION at the request of the City/Complainant.

The motion passed with the following vote:

AYES: All

NOES:

In regard to Roseville Municipal Code Section 19.60.040, Permit Requirements – ADU Permit Required, a motion was made by Panel Member Connor Milligan and seconded by Chairperson Tom Rutherford to:

- ☐ DENY THE APPEAL AND UPHOLD THE CHARGE because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.
- ☒ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant did not prove by a preponderance of the evidence:
 - ☒ That the violation(s) occurred; and/or
 - ☐ That the appellant is the responsible party.
- ☐ DENY THE APPEAL AND UPHOLD THE CITATION but waive the fine in the interest of justice.
- ☐ DENY THE APPEAL AND UPHOLD THE CITATION because the appellant failed to appear.

☐ GRANT THE APPEAL AND DISMISS THE CITATION because the City/Complainant failed to appear.

☐ GRANT THE APPEAL AND DISMISS THE CITATION at the request of the City/Complainant.

The motion passed with the following vote:

AYES: Milligan, Rutherford

NOES: Seminer

E. Panel Discussion and Decision:

Regarding Roseville Municipal Code Section 19.60.040, the panel decided to grant the appeal and dismiss the violation because the City did not prove by a preponderance of the evidence that the violation occurred.

Regarding Roseville Municipal Code Section 16.35.110, the panel decided to deny the appeal and uphold the violation because the City proved by a preponderance of the evidence that the violation occurred and that the appellant is the responsible party.

Chairperson Tom Rutherford signed the decision form, hereby entered into the minutes as Exhibit I (7.2), asked the Appellant to see staff for the paperwork, and informed the parties that they may file a petition for review with the Superior Court in Placer County within 20 days.

8. ADJOURNMENT

A motion was made by Panel Member Andrea Seminer and seconded by Panel Member Connor Milligan to adjourn the hearing.

AYES: Rutherford, Seminer, Milligan

NOES: none

Chairperson Tom Rutherford adjourned the January 23, 2025 hearing at 4:20 p.m.

Kelly Aye

Board Secretary



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

**Administrative Citation Appeal Hearing
Staff Report**

Date of Hearing: Thursday, January 23, 2025 at 3:00 PM
Appellant: Alona Kizenko, (Euro Spa and Massage 107 Harding Blvd, Ste B)
Citation: 22250

Narrative:

On 11/08/2024, at approximately 1500 hours, Roseville Police Department Crime Suppression Unit, Code Enforcement Officer S. Chacon and Community Service Officer ("CSO") E. Broussard arrived at Euro Spa and Massage (107 S Harding Blvd, Ste B) to conduct a massage business compliance inspection. Prior to inspecting the massage business, CSO Broussard confirmed that there was no current Massage Business Permit(s) issued for this specific massage business and/or address. CSO Broussard also searched City business license records, and located a business license titled European Massage & Spa - Alona Kizenko (#00850999) 107 S Harding Blvd #B issued 02/26/2024-12/31/2024 for Massage Therapist.

During the inspection, CSO Broussard/Roseville PD contacted Alona Kizenko within the business. Alona was conducting a massage on a client. Upon request, Alona was unable to produce an original copy of her CAMTC certificate, which is required to be displayed within the business pursuant to California Business and Professions Code 4608 and RMC 9.10.200(E). Alona was also providing massage services/operating a massage business without a Roseville massage business permit in violation of RMC 9.10.030(A) and RMC 9.10.240(A) for failure to clearly display such massage business permit. During the inspection of the business, CSO Broussard also located a client register. However, the records were incomplete (missing 2-years of information) and also the register also lacked information required by the municipal code, including customer address, date and time of the service, the service rendered, and the massage profession who provided the service. This is a violation of RMC 9.10.220(H). The Police Department also had no record of the retention/employment of Alona and/or another purported employee contacted at the business. This is a violation of RMC 9.10.200(F).)

CSO Broussard issued citation #22250 for the violations noted above, specifically:

- 9.10.030(A)
- 9.10.030(B)
- 9.10.200(E)
- 9.10.240(A)
- 9.10.220(H)
- 9.10.200(F)

Subsequent to issuance of the citation, Appellant paid the fine associated with violation of RMC 9.10.030(A). Upon additional review of the citation, it was also determined that Appellant was inadvertently cited for violation of 9.10.030(B), which was subject to a "grace period" until January 1, 2025. Upon discovering this inadvertent error, the violation for RMC 9.10.030(B) was dismissed.

Therefore, the violations subject to the appeal are as follows:

Violation RMC 9.10.200(E) – Certificate on Display

The owner and/or manager shall ensure that the CAMTC certificate or exemption certificate for each on-duty massage professional is conspicuously displayed, visible from the entrance and/or reception and waiting area of the massage business, and that each massage professional has at his or her immediate disposal the CAMTC photo identification card or copy of the applicable exemption certificate at all times when working in the massage business. Such identification shall be provided upon request by a member of the public, the CAMTC, a member of law enforcement, or a city official.

Per the California Massage Therapy Council website, Respondent has an active certificate #94660 issued 09/27/2023 – 09/27/2025. However, proof of the original certificate was not provided upon request, nor was it properly displayed within the business during the inspection.

Violation RMC 9.10.240(A) – Display Massage Business Permit

Every massage business permit issued pursuant to this chapter shall be conspicuously displayed so that it may be easily seen by any client or other person on the massage business premises.

Respondent did not have a valid Massage Business Permit at the time of the inspection of the massage business, and therefore, Respondent did not have a business permit on display as required by the RMC.

Violation RMC 9.10.220(H) – Customer/Client Register

Every owner and/or manager shall keep a record of the dates and hours of each treatment or service, the name, address, and phone number of the client, the name of the massage professional administering such service and a description of the treatment or services rendered. These records shall be prepared prior to administering any massage or treatment and shall be retained for a period of two years after such treatment or service. These records shall be open to inspection upon demand by the police chief, the fire chief, the building official, any enforcement officer (as defined by Section 2.50.020 of the Roseville Municipal Code) or their authorized representatives or emergency personnel for emergency purposes.

Respondent was observed conducting a massage on a male client. The male client was identified via California Driver's license (initials N.F.). An inspection of the customer sign in sheet indicated (N.F.) did not sign in. The client sign in sheet lacked documentation such as date, address, name of massage professional administering service and description of the treatment or service provided. (See attached Exhibit)

Violation RMC 9.10.200(F) – Employee and Independent Contractor Reporting

No owner and/or manager shall employ or retain any person as a massage professional who does not have an active and valid CAMTC certificate or exemption certificate. Every owner or manager shall report to the chief of police any change of employees or independent contractors, whether by new or

renewed employment, discharge or termination, on the form and in the manner required by the chief of police. The owner or manager shall provide the name of the employee or contractor and the date of hire or termination within seven calendar days of the date of hire or termination.

Respondent failed to report that she was an employee or independent contractor of European Massage & Spa at 107 S. Harding Blvd #B based upon her City of Roseville Business license #0085099 issued 02/26/2024. (See attached Exhibit)

Respectfully Submitted,
Erika Broussard
Community Service Officer II/Permit Coordinator

Attachments: Business License
Sign in Sheet

RECEIVED

NOV 18 2024

ROSEVILLE
CITY ATTORNEY

Pg 2 of 2

Roseville Police Department		22250	
CONTINUATION OF NOTICE		(Citation No.)	
DATE OF CITATION		DATE OF CITATION	
11/13/24		0800 PM	
Name (First, Middle, Last)		Alana Kizenko	
Veh. Lic. No. or VIN		State	
Correctable Violation (Veh. Code, § 40810)		Misdemeanor or Infraction (Circle)	
Yes	No	Code and Section	Description
48	48	Rmc 9.10.220(H) Client Register	Register
48	48	Rmc 9.10.200(F) Employee and Independent Contractor Reporting	Reporting
70	70	Violation Date / Time	11/8/24 1500 hrs
90	90		
100	100		
110	110		
120	120		
130	130		
140	140		
150	150		
160	160		
170	170		
180	180		
190	190		
200	200		
21 I declare under penalty of perjury under the laws of the State of California the foregoing is true and correct, and a continuation of the enforcement document noted.			
22			
23			
24			

ROSEVILLE POLICE DEPARTMENT COPY RELEASED TO:
ROSEVILLE CITY ATTORNEYS OFFICE
N. AUGUST 3085 11/15/2024

CITY OF ROSEVILLE		2024-00711	
NOTICE OF CITATION		Pg 2 of 2	
Date		11/13/24	
Time		0800	
Day of Week		Wed	
Name (First, Middle, Last)		Alana Kizenko	
Residence Address		1643 McGill Street Lincoln CA 95648	
Business Address		Euro Spa and Massage 107 S Harding Blvd, Ste B Roseville CA 95678	
Description of Animal (If Applicable)			
Breed:	Color:	Age:	Sex:
Vehicle Make:	Model:	Year:	
Location of Violation		107 S Harding Blvd, Ste B	
Date / Time of Violation		11/08/24 1500 hrs	
Code / Ordinance		Description of Violation	
Rmc 9.10.030(A) Massage Business Permit			
Rmc 9.10.030(B) Certificate Approved Massage School			
Rmc 9.10.200(E) Certificate on Display			
Rmc 9.10.240(A) Display Massage Business Permit			
I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT.			
I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.			
Date:	11/13/24	Issuing Officer:	3070
COMPLAINING PARTY		Badge No.	E. Brund
X Signature:	Complaint Cite		
YOU DO NOT NEED TO DO ANYTHING AT THIS TIME. YOU WILL RECEIVE NOTICE BY MAIL WITHIN 14 DAYS. CITY ATTORNEY'S OFFICE (916) 774-5325			
1 - City Attorney Copy 2 - Defendant Copy 3 - Issue Dept Copy			

Account # and Status

00850999

Business Status: Active

Start Date: 2/26/2024

End Date:

License Status: Renewal Sent

Issue Date: 2/26/2024

Expire Date: 12/31/2024

Balance Due: 0

State License # 94660

State License Type: CAMTC

State License Status: Verified on 6/13/2024: ACTIVE

State License Exp Date: 9/27/2025

Business Name and Information

EUROPEAN MASSAGE & SPA - ALONA KIZENKO

EUROPEAN MASSAGE & SPA - ALONA KIZENKO

Business Address: 107 S HARDING BLVD # B
ROSEVILLE, CA 95678-3354

Location: Inside

Location Type: Commercial

Mailing Address: 107 S HARDING BLVD # B
ROSEVILLE, CA 95678-3354

Ownership Type: Sole Proprietorship

Phone Number:

Fax Number:

Email:

Website:

Geo Areas:

License Description: MASSAGE THERAPIST

Business Type: MASSAGE TECHNICIAN

Rate Type: STD - 3100 Professional

NAICS: 812199 - Other Personal
Care Services

SIC: 7299028 - Massage Parlors

Contact Information

Owners / Officers
TATYANA ELLARD, owner,

Emergency Contacts
YELENA SHAUF, friend,

Alarm Company

Welcome!

PLEASE SIGN IN BELOW

EUROPEAN SPA MASSAGE

NO	NAME	PHONE/ADDRESS	Date/ TIME	SERVICE/PR
1	Jared	[REDACTED]	5:46	
2	Eric	[REDACTED]	6:30	
3	Armando	[REDACTED]	6:20	
4	James	[REDACTED]	6:00	
5	MURAD	[REDACTED]	6:00	
6	John	[REDACTED]	5:30	
7	J	[REDACTED]	5:30	
8	Jamer	[REDACTED]	4:00	
9				
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18				
19				

Dear Ms. Broussard,

CAMTC issues a new Certificate and ID Card each time an individual is Certified and Recertified. The Certificate includes the two-year time period of Certification and individuals are required by law to display an original and valid Certificate wherever they provide massage for compensation, they cannot display an expired Certificate. Failure to display an original and valid Certificate is a violation of the law and may result in disciplinary action being taken by CAMTC.

CAMTC's law also specifies that a CAMTC Certificate Holder **MUST** have their CAMTC ID Card in their possession while providing massage for compensation. Therefore, both items are required, and both are issued to each Certificate Holder.

Here is what the law says:

"California Business and Professions Code section **4608**. In addition to the other requirements of this chapter, a certificate holder shall:

(a) Display his or her original certificate wherever he or she provides massage for compensation. A certificate holder shall have his or her identification card in his or her possession while providing massage services for compensation."

Stacy Morrison
Senior Paralegal
CAMTC, Legal Department
POST Training Coordinator
smorrison@camtc.org



REQUEST FOR HEARING

Appeal of Administrative Citation

Name:

Aloma Thizento

Address:

1643 McGill Street Lincoln, CA
95678

Mailing Address:

☐ Same as above

RECEIVED

DEC 10 2024

ROSEVILLE
CITY ATTORNEY

★ Phone Number:

[REDACTED]

Email:

[REDACTED]

Citation Number:

22250

Date of Citation:

11/13/24

Reason for Appeal:

(Include all information and evidence to support your appeal here. Attach additional pages if necessary.)

I am writing to respectfully request forgiveness or a reduction of the fines issued to my business. My marriage school certificate was properly displayed, and while other documents were present, I mistakenly had copies instead of originals. Additionally, I have already paid one of the fines. This is my first time encountering this issue, and I've taken it as a valuable lesson to ensure full compliance moving forward. I kindly ask for your understanding in reducing or forgiving the remaining fees.

Signature of Appellant:

A. Thizento

Date:

12/10/24

Please return this form along with a copy of the citation no later than 30 days after the date of your citation notification letter to:

City of Roseville
City Attorney's Office
311 Vernon Street
Roseville, CA 95678
(916) 774-5325 • FAX (916) 773-7348

CITY ATY ROSEVILLE
311 VERNON
ROSEVILLE, CA. 95678
916-774-5323

SALE

REF#: 00000004

Batch #: 150
12/09/24 15:47:53
APPR CODE: 04555B
Trace: 4
VISA Chip
*****492 ***

AMOUNT \$100.00

APPROVED

J. J. J.

VISA CREDIT

CALIFORNIA MASSAGE THERAPY COUNCIL

*By authority of the State of California Code B&P Section 4600,
the California Massage Therapy Council hereby awards to*

Alona Kizenko

the designation of

CERTIFIED MESSAGE THERAPIST

*Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, **Alona Kizenko** is recognized as a CMT in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

Given at Sacramento, California, Friday, September 29, 2023.



*Jeffrey Fochman, Chairman of the Board
California Massage Therapy Council*

CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

**CERTIFICATE # 94660
EXPIRES: 9/27/2025**

The validity and authenticity of this certificate may be verified online
by entering the name and certificate number at: www.camtc.org

The Fair Oaks Massage Institute

10723 Fair Oaks Blvd Fair Oaks, CA 95628

Completion of 500 hours of classroom instruction,
passing the written final examination and demonstrating
thorough knowledge of Practical Massage qualifies

Alona Kizenko

For a Certificate of Completion as a

Holistic Massage Therapist

At this institute licensed to operate by the Bureau for Private Postsecondary Education in
the Department of Consumer Affairs under the direction and supervision of the

Fair Oaks Massage Institute and its associates.

In witness thereof, the following have affixed their signatures hereto

This 26th, day of July, 2023 at Fair Oaks, California

Course Type: Live Course

Madonna Polley

Madonna R. Polley - School Director, CMTI, CHT, CMT

Fair Oaks Massage Institute's approval to operate in the State of California is based on provisions of the
California Private Postsecondary Education Act (CPPEA) of 2009 - School Code: 3406231

NCBTMB Approved, Provider# 450509-07 California Board of Registered Nursing, Provider# CEP 13933
CAMTC School ID # SCH0044



California State Law requires you to

- Inform CAMTC within 30 days regarding changes to your home address and workplace(s)
- Keep CAMTC ID Card in your possession when working
- Display original CAMTC Certificate at each workplace
- Request additional CAMTC Certificate(s) for each workplace
- Include your name and number as shown on your CAMTC ID in all advertising, including business cards and websites
- If you let your certification expire, you will lose all legal privileges afforded by California law to certified massage professionals

This ID Card and CAMTC Certificate(s) are the property of CAMTC

www.camtc.org info@camtc.org (916) 669-5336

BUSINESS LICENSE CERTIFICATE

*"For Services Provided in the
City of Roseville, California Only"*



8839 N Cedar Ave #212
Fresno, CA 93720-1832
License Division - (916) 774-5310

BUSINESS NAME: EUROPEAN MASSAGE & SPA - ALONA KIZENKO

BUSINESS LOCATION: 107 S HARDING BLVD # B
ROSEVILLE, CA 95678-3354

BUSINESS OWNER: TATYANA ELLARD

DESCRIPTION: MASSAGE THERAPIST

Special Conditions: MASSAGE

EUROPEAN MASSAGE & SPA - ALONA KIZENKO
107 S HARDING BLVD # B
ROSEVILLE, CA 95678-3354

Business License Number: 00850999

Effective Date: February 26, 2024

Expiration Date: December 31, 2024

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

EUROPEAN MASSAGE & SPA - ALONA KIZENKO:

Thank you for your payment on your City of Roseville Business License. **ALL CERTIFICATES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST.** If you have questions concerning your business license, contact the Business Support Center via email at Roseville@hdi.gov or by telephone at (916) 774-5310.

Keep this portion for your license separate in case you need a replacement for any lost, stolen, or destroyed license. A fee may be charged for a replacement or duplicate license.

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: <https://www.dca.ca.gov/publications/>



BUSINESS LICENSING
8839 N CEDAR AVE # 212
FRESNO, CA 93720-1832



CITY OF ROSEVILLE BUSINESS TAX CERTIFICATE

EUROPEAN MASSAGE & SPA - ALONA
KIZENKO
107 S HARDING BLVD # B
ROSEVILLE, CA 95678-3354

License Number: 00850999

Date of Issue: 02/26/2024

COMMERCIAL BUILDING ROOM RENTAL AGREEMENT

THIS RENTAL AGREEMENT (the "Agreement") dated the 1st day of February 2024 BETWEEN:

TATYANA ELLARD

(the "Landlord")

AND

ALONA KIZENKO

(The "Tenant")

IN CONSIDERATION OF the Landlord renting certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the parties agree as follows:

Rental Property

- 1. The Landlord agrees to rent to the Tenant one of five rooms in the "Business" facility "Euro Spa & Massage" municipally described as 107 S. Harding Blvd, Suite "B", Roseville, CA 95678, "the property" for use as commercial premises only.**
- 2. Subject to the provisions of this Agreement, along with the Tenant, other tenants will also have an Agreement in place to facilitate their working status.**
- 3. The Tenant may keep small dogs in or about the property.**
- 4. Subject to the provisions of this Agreement, the Tenant is entitled to the use of parking on or about the commercial building facility.**
- 5. The Tenant will not smoke or vape anywhere on the property nor permit any guests or visitors to smoke or vape in the property.**

Term

- 6. The term of the Agreement is a periodic tenancy commencing at 12:00 noon on February 1, 2024, and continuing a month-to-month basis until the Landlord or the Tenant terminates the tenancy.**
- 7. Notwithstanding that the term of this lease commences on February 1, 2024, the Tenant is entitled to possession of the property at 10:00 am on February 1, 2024.**
- 8. Any notice to terminate the tenancy must comply with applicable legislation of the State of California (the "Act").**

Rent

9. Subject to the provisions of this Agreement, the rent for the room is \$40 per hour, or fraction thereof an hour (i.e. 30 minute or 90 minutes).
10. The Tenant will pay the rent on a weekly basis, every week of the term of the Agreement to the Landlord at 107 S. Harding Blvd, Suite "B", Roseville, CA 95678 or at such other place as the Landlord may later designate by cash, check, direct debit from a bank or other financial institution.
11. The Tenant will be charged an additional amount of \$5.00 per day for any rent that is received 5 days after the due date and any mandatory grace period required under the Act, if any.
12. The rented rooms are all fully equipped with massage tables, cabinets for clean linens, lighting, music and wall decorations.
13. The Business is equipped with a kitchen, a restroom, a waiting room with a TV and an Entry room for greeting clients. These are all available for the Tenants use including Internet service.
14. The Tenant must have available to them the ability to accept credit charges from their clients, i.e. PayPal, Venmo, Apple Pay, Square, etc. There is no business credit card terminal available.

Tenant Improvements

15. The Tenant will obtain written permission from the Landlord before doing any of the following:
 - a. applying adhesive materials or inserting nails or hooks in walls or ceilings other than two picture hooks per wall.
 - b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the property;
 - c. removing or adding walls or performing any structural alterations.

Utilities and Other Charges

16. The Landlord is responsible for the payment of the following utilities and other charges in relation to the property; electricity, internet, garbage and alarm/security system.

Insurance

17. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.
18. The Tenant is not responsible for insuring the Landlord's contents and furnishings in or about the property for either damage or loss, and the Tenant assumes no liability for any such loss.
19. The Tenant is not responsible for insuring the property for either damage or loss to the structure, mechanical or improvements to the building of the property, and the Tenant assumes no liability for any such loss.
20. The Tenant is responsible for insuring the property for liability insurance for the benefits of the parties.
21. The Tenant will provide proof of such insurance to the Landlord on request.

Attorney Fees

22. In the event any action is filed in relation to this Agreement, the unsuccessful party in the action will pay to the successful party, in addition to all the sums that either party may be called upon to pay, a reasonable sum for the successful party's attorney fees.

Governing Law

23. This Agreement will be construed in accordance with and exclusively governed by the State of California.

Severability

24. If there is a conflict between and provision of this Agreement and the Act, the Act will prevail, and such provisions of the Agreement will be amended or deleted as necessary to comply with the Act. Further, provisions that are required by the Act are incorporated into this agreement.

Amendment of Agreement

25. This Agreement may only be amended or modified by a written document executed by the parties.

Additional Clause

26. Tenant must possess a valid Roseville Business License.

Assignment and Subletting

27. The Tenant will not assign this Agreement or sublet or grant any concession or license to use the property or any part of the property. Any assignment, subletting, concession or license whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this agreement.

Damage to Property

28. If the property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord's decides not to rebuild or repair the property, the Landlord may end this Agreement by giving appropriate notice.

Care and Use of Property

29. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the property or to any furnishings supplied by the Landlord.
30. The Tenant will not engage in any illegal trade or activity on or about the property.
31. The parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
32. At the expiration of the term of this Agreement, the Tenant will quit and surrender the property in as good a state and condition as they were at the commencement of this Agreement, reasonable wear and tear as expected
33. If the Tenant suspects that there are bed bugs on the property, the Tenant will immediately notify the Landlord.

Rules and Regulations

34. The Tenant will obey all rules and regulations of the Landlord regarding the property.
35. The Tenant will adhere to all requirements specified in the Roseville Municipal Code Title 9, Chapters 9, 10 regarding Massage Services. Violation of this Code may cause immediate cancellation of this Agreement.

Address for Notice

36. For any matter relating to this tenancy, the Tenant may be contacted at the property or through the phone number below:

a. Name: ALONA KIZENKO

b. Phone [REDACTED]

37. For and matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

- a. Name: Tatyana Ellard
- b. Address: 107 S. Harding Blvd, Ste "B", Roseville, CA 95678
- c. Phone: [REDACTED]
- d. Email: [REDACTED]

General Provisions

- 38. All monetary amounts stated or referred to in this Agreement are based on the United States Dollar.
- 39. All sums payable by the Tenant to the Landlord pursuant to any provision of this Agreement will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
- 40. The Tenant will be charged an additional amount of \$25.00 for each N.S.F. check or checks returned by the Tenant's financial institution.
- 41. This Agreement constitutes the entire agreement between the Parties.

IN WITNESS WHEREOF ALONA KIZENKO and TATYANA ELLARD have duly affixed their signatures on this 30th day of January 2024.

Landlord



TATYANA ELLARD

Tenant



ALONA KIZENKO

The Tenant acknowledges receiving a duplicate copy of this Agreement signed by the Tenant and the Landlord on the 30th day of January 2024.

Tenant





BBI Insurance Card

NAMED INSURED

Alona Kizenko

EFFECTIVE DATES

08/19/2024 to 08/19/2025

GENERAL LIABILITY LIMIT

\$2,000,000/\$3,000,000

CERT. NUMBER

00100-BBI520691

INSURED BY

Accelerant Specialty Insurance

This card is for information purposes only. Refer to policy for exact coverages, limitations, and exclusions.

This card is for information purposes only. Refer to policy for exact coverages, limitations, and exclusions.

BBI Insurance
260 South 2500 West, Suite 303
Pleasant Grove, UT 84062
877-536-7290
info@insurebodywork.com
www.insurebodywork.com
Claim reporting:
info@insurebodywork.com



BBI Insurance Card

CITATION APPEAL DECISION

Name of Appellant: Alona Kizenko

Citation Number: 22250

FIRST VIOLATION

Roseville Municipal Code Section: 9.10.200 (E), Certificate on Display

- ☐ DENY THE APPEAL AND UPHOLD THE CHARGE because the City or Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the Appellant is the responsible party.
- ☐ DENY THE APPEAL AND UPHOLD THE CHARGE because the Appellant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant did not prove by a preponderance of the evidence:
 - ☐ That the violation(s) occurred; and/or
 - ☐ That the Appellant is the responsible party.
- ☒ CITATION UPHELD but fine waived in the interest of justice.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

Name of Appellant: Alona Kizenko

Citation Number: 22250

SECOND VIOLATION

Roseville Municipal Code Section: 9.10.240 (A), Display Massage Business Permit

- ☐ DENY THE APPEAL AND UPHOLD THE CHARGE because the City or Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the Appellant is the responsible party.
- ☐ DENY THE APPEAL AND UPHOLD THE CHARGE because the Appellant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant did not prove by a preponderance of the evidence:
 - ☐ That the violation(s) occurred; and/or
 - ☐ That the Appellant is the responsible party.
- ☒ CITATION UPHELD but fine waived in the interest of justice.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

Name of Appellant: Alona Kizenko

Citation Number: 22250

THIRD VIOLATION

Roseville Municipal Code Section: 9.10.220 (H), Customer/Client Register

- ☒ DENY THE APPEAL AND UPHOLD THE CHARGE because the City or Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the Appellant is the responsible party.
- ☐ DENY THE APPEAL AND UPHOLD THE CHARGE because the Appellant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant did not prove by a preponderance of the evidence:
 - ☐ That the violation(s) occurred; and/or
 - ☐ That the Appellant is the responsible party.
- ☐ CITATION UPHELD but fine waived in the interest of justice.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

Name of Appellant: Alona Kizenko

Citation Number: 22250

FOURTH VIOLATION

Roseville Municipal Code Section: 9.10.200 (F), Employee and Independent Contractor Reporting

- ☐ DENY THE APPEAL AND UPHOLD THE CHARGE because the City or Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the Appellant is the responsible party.
- ☐ DENY THE APPEAL AND UPHOLD THE CHARGE because the Appellant failed to appear.
- ☒ GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant did not prove by a preponderance of the evidence:
- ☐ That the violation(s) occurred; and/or
- ☒ That the Appellant is the responsible party.
- ☐ CITATION UPHELD but fine waived in the interest of justice.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

Dated: 1/23/2025

By: 

Hearing Panel Chairperson

Notice to Appellant: Under California Government Code Section 53069.4, any appeal of today's Hearing Panel decision must be filed with Placer County Superior Court within twenty (20) days of today's date.



Development Services Department
Building Inspection Division

Administrative Citation Appeal Hearing Staff Report

Date of Hearing: January 23, 2025

Address: 216 Earl Ave. Roseville CA. 95678

Case #: CE24-0268

Citation #: #20943

Violation: Unauthorized Accessory Structure

Appellant: Wyatt Decker

Complainant Description: Illegal accessory structure

Case Summary: Case #CE24-0268 was opened 03/01/2024. The complaint received was for an unpermitted/illegal metal carport. The case was originally assigned to code enforcement inspector Kokhanyuk, who verified the violation, then contacted and worked with property owner Wyatt several times to establish compliance. The case was re-assigned to code enforcement inspector Rogers on 09/06/2024.

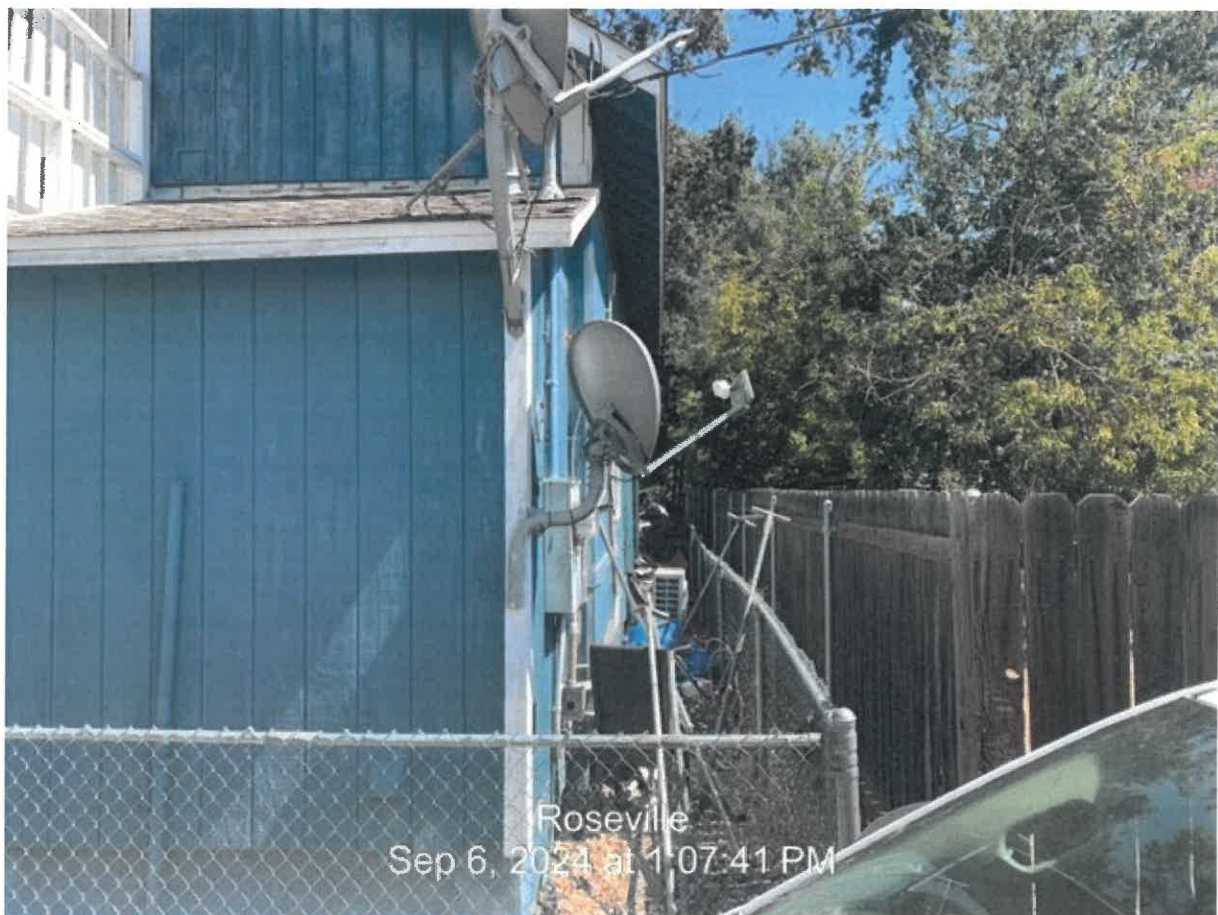
Inspector Rogers examined the case history for the property and conducted an initial investigation on 09/06/2024. Upon inspection, inspector Rogers verified the violation for an illegal carport. In addition, inspector Rogers also noted that 2 mini split HVAC units have been installed which have no permits, and it also appears that the garage on the property has been converted to an ADU with no permits. (The city record also shows a previous complaint for an illegal ADU that seems unresolved)

Over the course of the case, both inspector Rogers and inspector Kokhanyuk have contacted property owner Wyatt multiple times and attempted to work with him to resolve the outstanding issues, granting multiple extensions to allow ample time to comply in the process. Property owner Wyatt has agreed multiple times to comply and stated his intention to do so "as soon as possible" but has not fulfilled those agreements.

At or around the time of the appeal, property owner Wyatt expressed that he believed that he should not be required to comply as "lots of other homes on the block have similar violations".

To date, no permit applications have been filed for the completed construction at the property. A citation for **19.60.404 RMC** (Unpermitted Construction) and **16.35.110 (13) RMC** (Dangerous Building) were issued as a result.







Roseville
Sep 6, 2024 at 1:11:31 PM



Roseville
Sep 6, 2024 at 1:08:59 PM

20943

CITY OF ROSEVILLE
NOTICE OF CITATION

Date	10-24-2024	Time	8:00am	Day of Week	Thursday
Name (First, Middle, Last)	Wyatt Decker				
Residence Address	216 Earl Av. Roseville CA 95678				
Business Address					
Driver's Lic. No.	State	Class	Date of Birth		
Sex M F	Hair	Eyes	Height	Weight	Decent Age
Description of Animal (If Applicable)			Age:	Sex:	
Breed:	Color:	License #:			
Vehicle Make	Year:				
Model:	Year:				
Color:	Year:				
Location of Violation	216 Earl Av. Roseville CA 95678				
Date / Time of Violation	October 24, 2024 8:00 AM				
Code / Ordinance	Description of Violation				
19.60.040 ADU permit Required					
16.35.110 Dangerous Building					
☐ VIOLATIONS NOT COMMITTED IN MY PRESENCE, CERTIFIED ON INFORMATION AND BELIEF.					
I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT.					
Date:	10-24-24	Issuing Officer:	22514		
COMPLAINING PARTY					
X Signature:					
I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.					
X Signature:					
YOU DO NOT NEED TO DO ANYTHING AT THIS TIME. YOU WILL RECEIVE NOTICE BY MAIL WITHIN 14 DAYS. CITY ATTORNEY'S OFFICE (916) 774-5325					
1 - City Attorney Copy 2 - Defendant Copy 3 - Issue Dept Copy					

216 EARL CE24-0268

Complaint: Unpermitted carport being built

Prior History:

CE20-0563 03/01/2020 Unpermitted Work-Garage Conversion

Chronological History / CE24-0268:

03/01/2024 Received Complaint.

03/01/24 – Upon initial inspection, inspector Kokhanyuk found the that property was in violation. Carport is being built in front without permit.

03/01/2024- Inspector Kokhanyuk issued a courtesy notice for unpermitted construction.
(SEE EXHIBIT A)

03/06/24 – Property owner Wyatt called inspector Kokhanyuk and asked for extension for him to draw plans and apply for permit. Extension was granted.

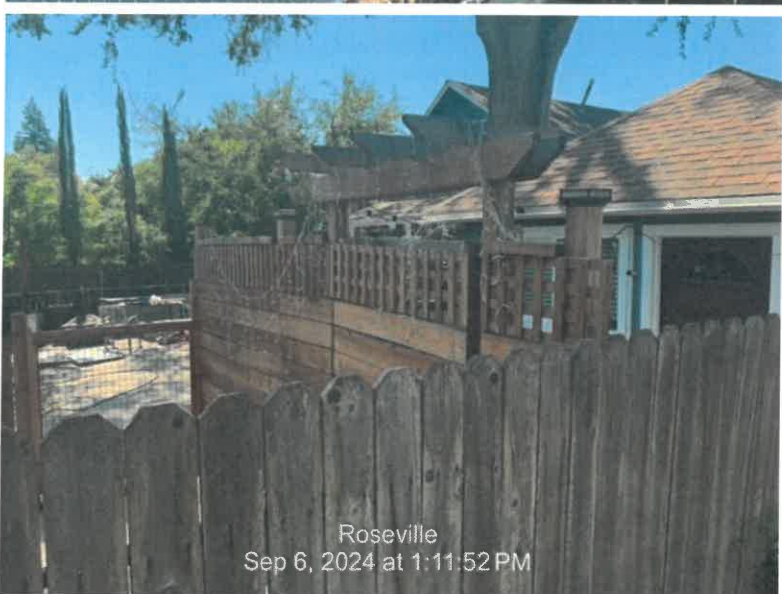
04/01/24- Property owner Wyatt contacted inspector Kokhanyuk and stated that he is waiting on plans from carport company and it is a 3 week wait. Extension granted.

05/03/24 – Upon reinspection inspector Kokhanyuk noted no plans or permit have been applied for. Inspector Kokhanyuk contacted property owner Wyatt, who stated he is waiting on plans from company he bought carport from.

06/04/24 - Inspector Kokhanyuk spoke to property owner Wyatt who said plans should be coming in any day. Inspector gave one more week for plans to be submitted.

9/06/24: The complainant came to public counter expressing frustration that nothing has been done and now they are adding a split level a/c in addition to the new carport that went up last weekend without a permit. Reiterated that the garage was converted illegally back in 2020 and nothing was done. Code enforcement supervisor Merriman reassigned this case to code enforcement inspector Rogers.

9/6/2024-Upon initial inspection inspector Rogers found multiple violations, some of which were not previously identified. Inspector Rogers also spoke to neighbors, who corroborated the allegation of someone living in the garage structure. They allowed him to access their property to get additional photos, offering proof of unpermitted construction and a unpermitted living space.



9/13/2024-Inspector Rogers issued an administrative citation warning for unpermitted construction and unsafe building. (See Exhibit B)

9/19/2024-Inspector Rogers received a phone call from property owner Wyatt, who stated that he was working to hire an architect/design professional and hoped to submit basic plans within a few weeks. Inspector Rogers granted a short extension to allow time.

10/8/2024-Upon case review, inspector Rogers noted no change. No ATF plans have been submitted.

10/22/2024-Upon case review, no ATF plans have been submitted for the unpermitted construction at the property. Inspector Rogers has received no communication from the property owner.

10/24/2024-Inspector Rogers issued a 1st Citation #20943 for the following:

19.60.040 Permit requirements. ADU

A building permit shall be required prior to construction or creation of an accessory dwelling unit or junior accessory dwelling unit. (Ord. 6361 § 1, 2021; Ord. 5974 § 13, 2018.)

16.35.110 Dangerous building/Unpermitted Construction.

For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered:

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Uniform Building Code or Uniform Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings;

EXHIBIT A



Development Services Department
Code Enforcement
311 Vernon Street
Roseville, California 95678-2649
916.774.5332 fax 916.774.5394

CODE ENFORCEMENT NOTICE

Date: 02/29/2024 Re-inspection Date: 03/08/2024

The property at 210 Earl was inspected today because of the concerns expressed to this office.
During today's inspection, I noticed the following violations of the Roseville Municipal Code(s):

☐	Business license	Roseville Municipal Code	Title 06
☐	Health and safety	Roseville Municipal Code	Title 09
☐	Public nuisance	Roseville Municipal Code	Title 10
☐	Streets and sidewalks	Roseville Municipal Code	Title 13
☒	Buildings and construction	Roseville Municipal Code	Title 16
☐	Signs	Roseville Municipal Code	Title 17
☐	Zoning	Roseville Municipal Code	Title 19

(The Roseville Municipal Code ordinance regulations can be obtained from the Permit Center at 311 Vernon Street, or from the City's Web site at www.roseville.ca.us.)

- ☐ Attached brochure(s) will give you more code information
☐ Other (RMC Section)

Carport being built requires a permit. Please obtain building permit prior to re-inspection date.

Contact Inspector below with any questions.

It is our intent to work with property owners to keep their properties up to code. Your cooperation in correcting the violations(s) is greatly appreciated. If you have any further questions, please contact the Code Enforcement Inspector at 916.774.5332.

Please correct the above listed items prior to the re-inspection date in order to avoid administrative penalties. If the above corrections are not made, a citation(s) and/or compliance order may be issued. Administrative penalties may range from \$25 to \$500. Fines escalate for repeat violations. If future site inspections reveal another violation of this section, additional administrative penalties may be issued without further notice.

Issued by: Taras (916) 788-2521 Case #: CE24-0268
Code Enforcement Inspector

EXHIBIT B



Administrative Citation Warning

File No. CE24-0268 / Permit No. N/A
Owner: Wyatt Decker
Mailing Address: 216 Earl Av. Roseville CA. 95678
Inspection Date: 09/06/2024
Occupant (if different) [REDACTED]
Violation Address: 216 Earl Av. Roseville CA. 95678

AN INSPECTION OF THE PROPERTY FOR WHICH YOU ARE RESPONSIBLE HAS IDENTIFIED THE FOLLOWING VIOLATION(S) OF THE ROSEVILLE MUNICIPAL CODE:

<u>RMC CODE SECTION</u>	<u>VIOLATION AND DESCRIPTION</u>	<u>PENALTY</u>
<u>19.60.040 RMC</u>	<u>Unpermitted Construction</u>	<u>\$100.00</u>
<u>16.35.110.(13) RMC</u>	<u>Dangerous Building</u>	<u>\$100.00</u>
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>

Based on the observations made during this inspection, the following is a summary of the conditions and violations noted during the inspection.

- You were contacted by Roseville code enforcement 6 months ago regarding the metal car port built in the driveway. It was requested that you apply for a permit for the structure. To date no application has been received. The case has now been reevaluated and reassigned, due to additional complaints.
- Upon requested reinspection of your property, code enforcement noted several violations. They are as follows. 1. Metal shade structure in the driveway with no permit 2. Multiple mini split hvac units installed with no permit 3. Garage ADU/Accessory structure conversion with no permit

CORRECTIONS REQUIRED:

- Please contact the Roseville planning department, submit the requested plans/revisions for your construction projects (HVAC, Car Port, and Garage ADU), immediately.

WARNING

THIS IS A WARNING: IF THE ABOVE VIOLATIONS ARE NOT CORRECTED BEFORE 10/01/2024, AN ADMINISTRATIVE CITATION PENALTY OF \$100.00 FOR EACH VIOLATION WILL BE ISSUED. ADDITIONAL CITATIONS MAY BE ISSUED FOR EACH DAY THE VIOLATION EXISTS.

Please call me at (916) 774-5332 (Office) or call me directly at (916) 769-2246 if you have any questions regarding enforcement in this matter.

SIGNED:

Alan Rogers
Code Enforcement Inspector II

DATE: 09/13/2024

cc: Attorney

CITY OF ROSEVILLE
NOTICE OF CITATION 20943

Date: 10-24-2024 Time: 8:00am Day of Week: Thursday
Name (first, middle, last): Wyatt Decker
Residence Address: 216 Earl Av. Roseville CA 95678

Business Address

Driver's Lic. No.			State	Class	Date of Birth	
Sex M F	Hair	Eyes	Height	Weight	Decent	Age

Description of Animal (If Applicable)
Breed: Color: Age: Sex:
Vehicle Make: License #:
Model:
Color: Year:

Location of Violation: 216 Earl Av. Roseville CA 95678
Date / Time of Violation: October 24, 2024 8:00 am
Code / Ordinance: Description of Violation:

19.60.040 ADU permit Required
16.35.110 Dangerous Building

☐ VIOLATIONS NOT COMMITTED IN MY PRESENCE CERTIFIED ON INFORMATION AND BELIEF.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT.

Date: 10-24-24 Issuing Officer: Badge No. 22514

COMPLAINING PARTY

X Signature: 

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

X Signature

YOU DO NOT NEED TO DO ANYTHING AT THIS TIME.
YOU WILL RECEIVE NOTICE BY MAIL WITHIN 14 DAYS.
CITY ATTORNEY'S OFFICE (916) 774-5325
1 - City Attorney Copy 2 - Defendant Copy 3 - Issuer Dept Copy



[cityofroseville](#) > [Forms](#) > [Administrative Citation Appe...](#) > [Submissions](#) > [Administrative Citation Appe...](#)

[View](#) [Edit](#) [Report](#) [Activity](#)

ADMINISTRATIVE CITATION APPEAL - REQUEST FOR HEARING 2024-11-14 05:07 PM(PST)

Completely fill out all required information prior to submitting. The City Attorney's office will contact you once a hearing date has been set.

Submissions received later than 30 days after the date of the citation notification letter will not be accepted pursuant to Roseville Municipal Code § 2.50.060.

***Name:** Wyatt Decker

***Citation
Number:** 20943

***Home
Address:** 216 Earl Avenue

***City** Roseville

***Zip** 95678

Mailing
Address
(if
different
from
above):

***Phone
Number:**

***Email:**



Code enforcement lacks the substantial evidence to impose a fine for one or more of the violations.

***Reason
for
Appeal:**

☒ By checking this box, I certify that I am the individual named on the citation and am appealing the administrative citation issued to me.

☒ I certify under penalty of perjury that the information above is true and correct to the best of my knowledge.

Submit

Cancel



Development Services Department
Building Inspection Division

Administrative Citation Appeal Hearing Staff Report

Date of Hearing: January 23, 2025
Address: 216 Earl Ave. Roseville CA. 95678
Case #: CE24-0268
Citation #: #20943
Violation: Unauthorized Accessory Structure
Appellant: Wyatt Decker
Complainant Description: Illegal accessory structure

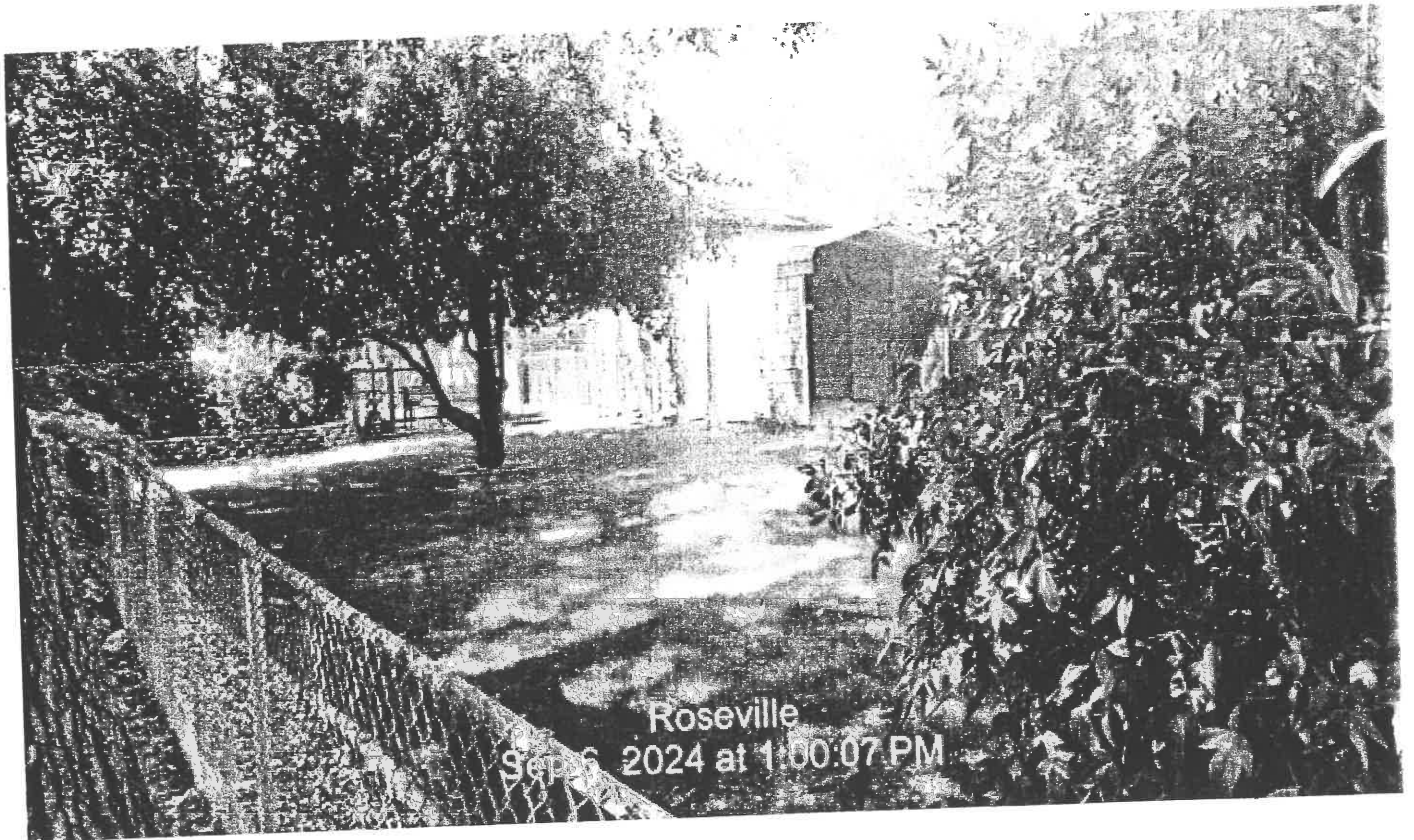
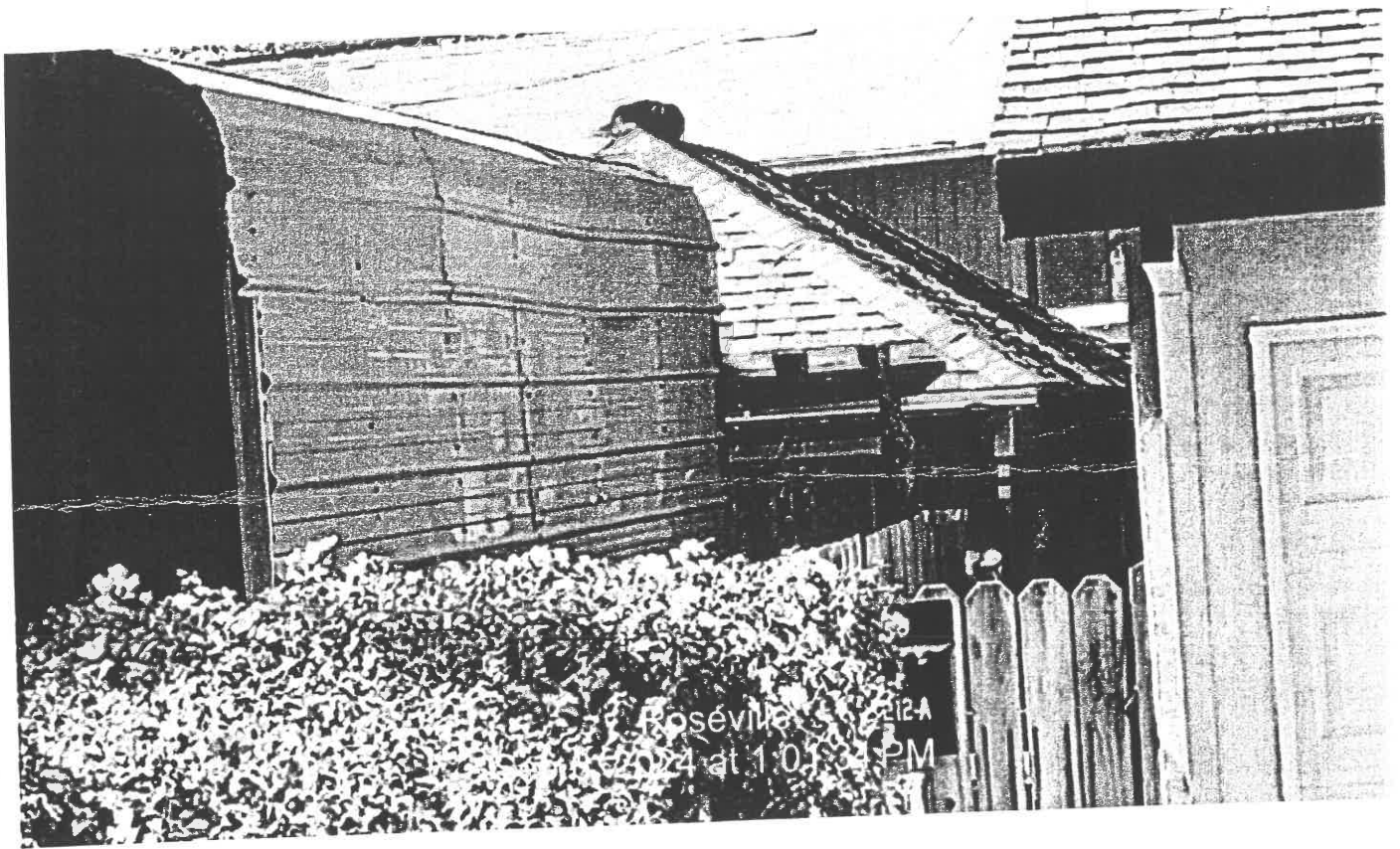
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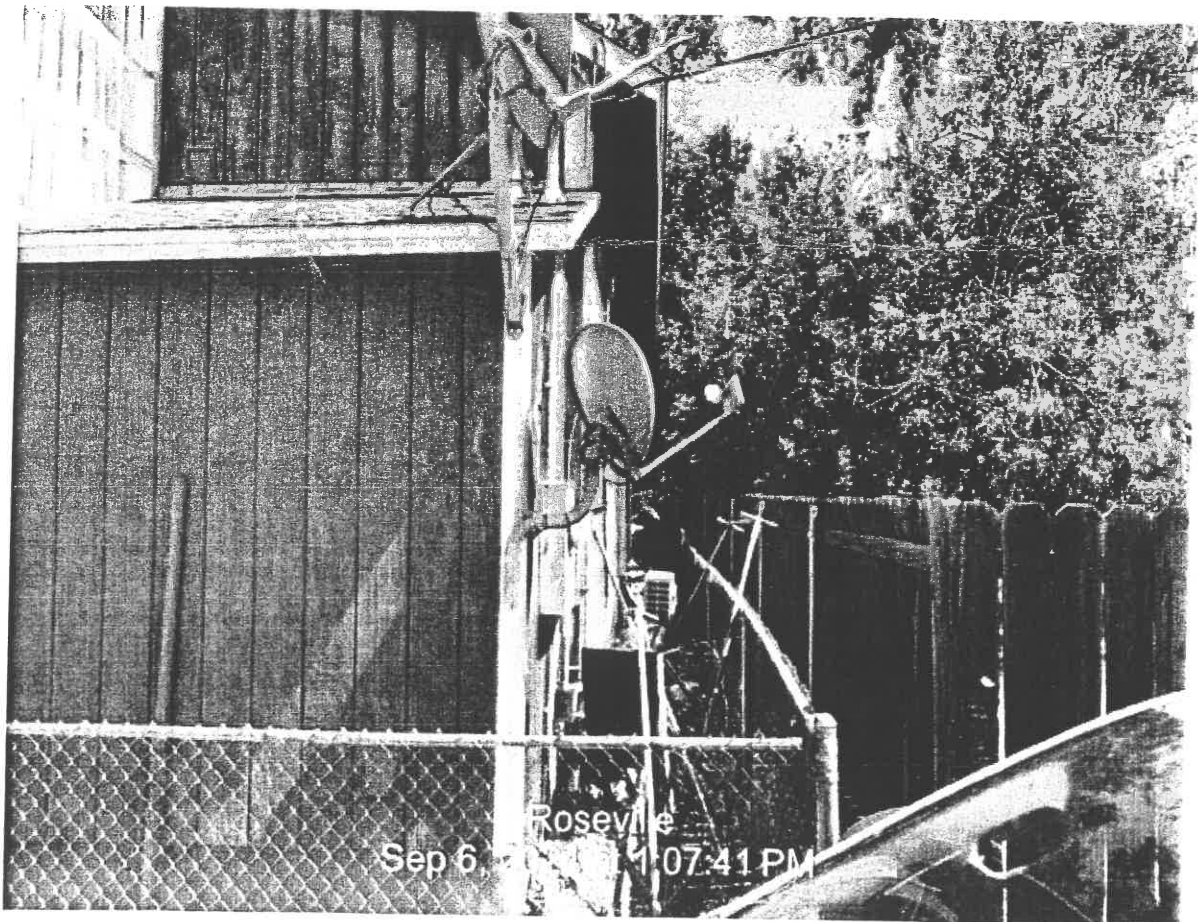
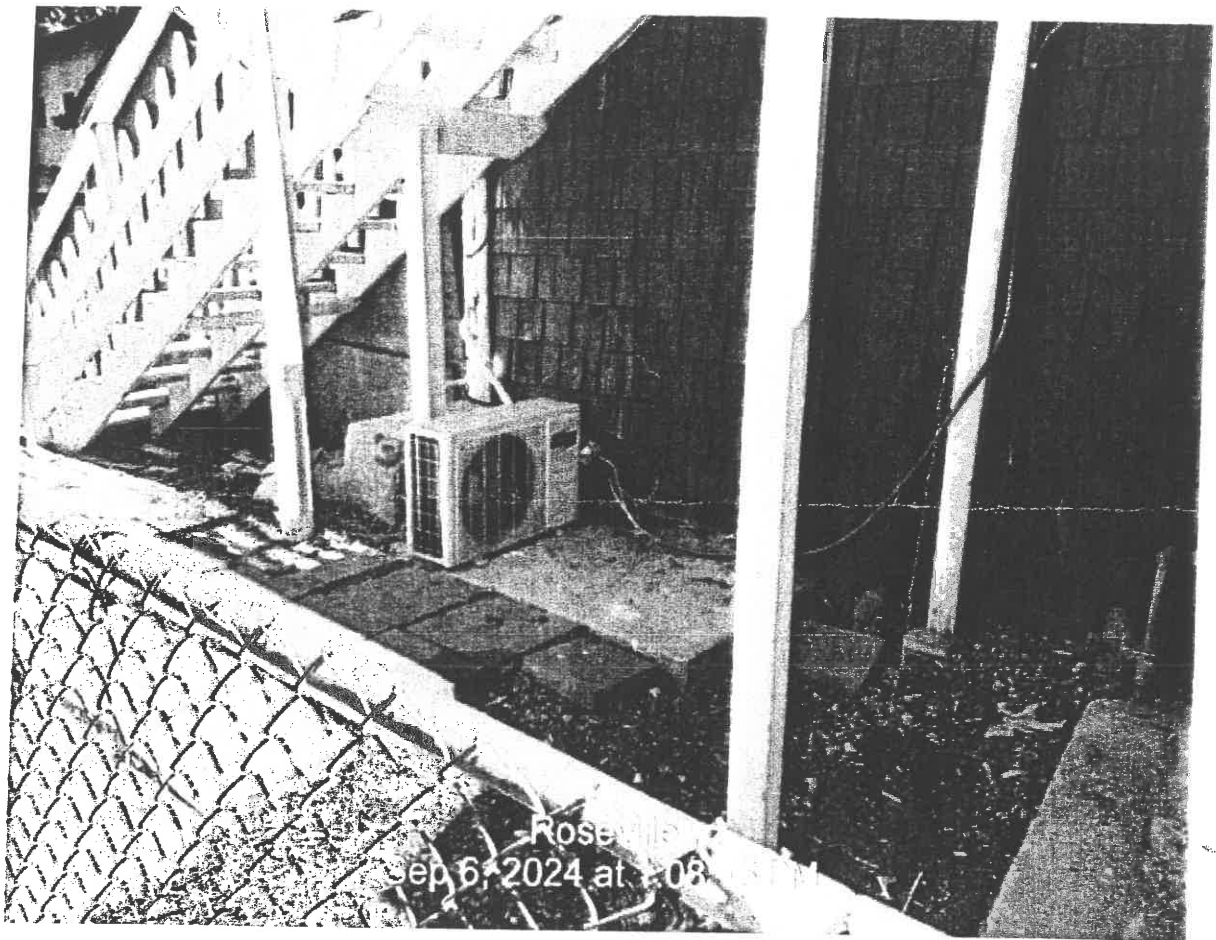
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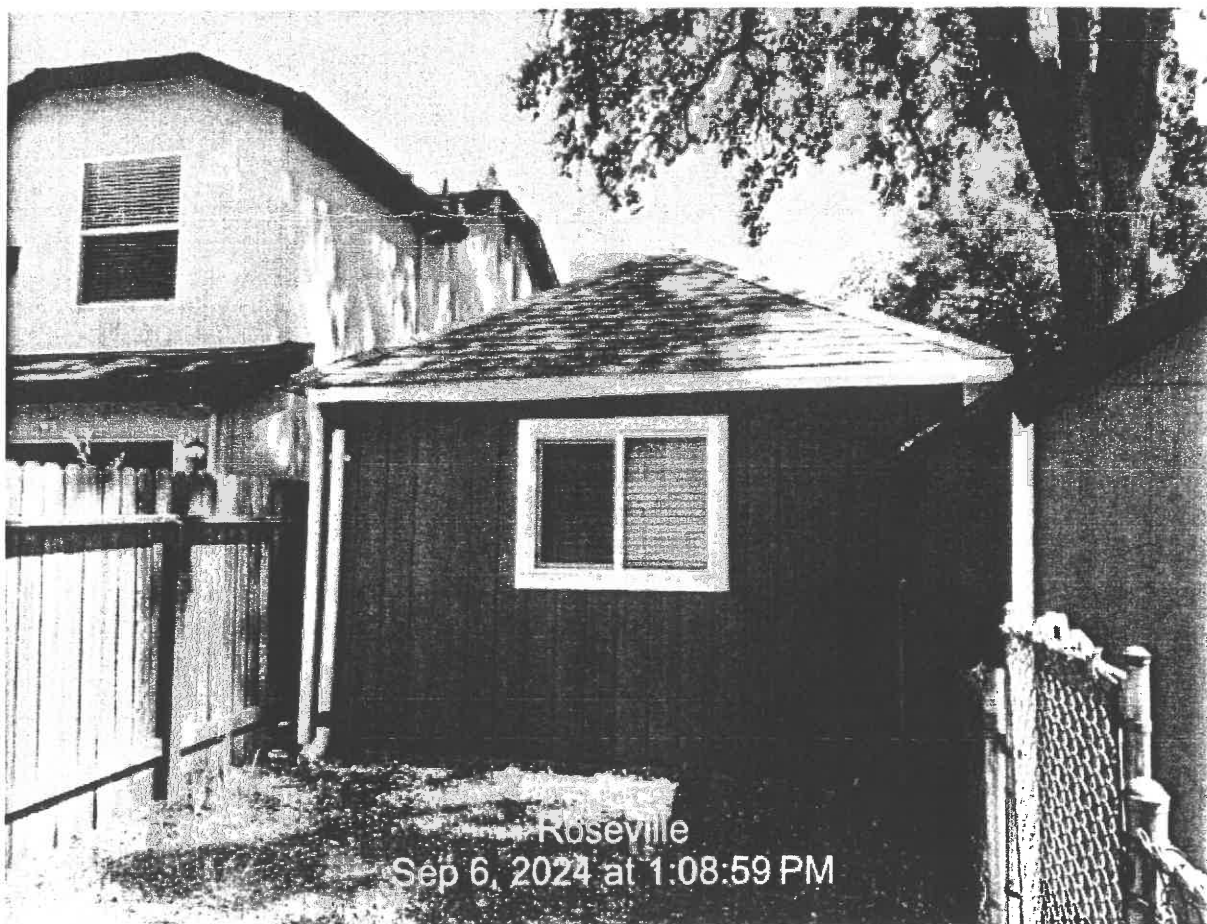
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Roseville
Sep 6, 2024 at 1:11:31 PM



Roseville
Sep 6, 2024 at 1:08:59 PM

October 28, 2024

Wyatt Decker
216 Earl Ave
Roseville, CA 95678

Re: Administrative Citation No.: 20943
Location of Violation: 216 Earl Ave
Case No.: 12565

Dear Wyatt Decker:

You have been charged with violating the following Roseville Municipal Code sections:

<u>RMC Section</u>	<u>Description</u>	<u>Fine Amount</u>
19.60.040	Permit Requirements – ADU Permit Required	\$100.00
16.35.110	Dangerous Buildings	\$100.00

A copy of the citation is enclosed for your information. The total amount due to the City of Roseville is two hundred dollars (\$200.00). Please make your payment by **November 27, 2024** to the following address:

City of Roseville
City Attorney's Office
311 Vernon Street
Roseville, CA 95678

We accept checks or money orders made payable to the City of Roseville, or we can accept debit/credit card payments via telephone. If you wish to contest the citation, you may do so by filing an appeal. To file an appeal electronically, please visit the City's website at www.roseville.ca.us and complete the Administrative Citation Appeal form. You can also complete the form and return by mail to the address listed above. All appeals must be completed and returned to the City Attorney's office within **30 days of the date of this notice.**

Please note that if future site inspections reveal a continued violation of these code sections, additional fines may be issued without further notice.

For payment questions or questions regarding the appeal process, please contact the City Attorney's Office at (916) 774-5325.

Sincerely,


TRAVIS E. COCHRAN
Deputy City Attorney

kkka
Enclosure
cc: Code Enforcement Officer

CITY OF ROSEVILLE
NOTICE OF CITATION

20943

Date 10-24-2024		Time 8:00am		Day of Week Thursday	
Name (First, Middle, Last) WYATT Decker					
Residence Address 216 Earl Av. Roseville CA 95678					
Business Address					
Driver's Lic. No.			State	Class	Date of Birth
Sex M F	Hair	Eyes	Height	Weight	Decent Age
Description of Animal (If Applicable)					
Breed:		Color:		Age:	Sex:
Vehicle Make			License #:		
Model:			Year:		
Location of Violation 216 Earl Av. Roseville CA 95678					
Date / Time of Violation OCTOBER 24, 2024 8:00 AM					
Code / Ordinance			Description of Violation		
19.60.040 ADU permit Required					
16.35.110 Dangerous Building					
☐ VIOLATIONS NOT COMMITTED IN MY PRESENCE, CERTIFIED ON INFORMATION AND BELIEF. I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT.					
Date: 10-24-24		Issuing Officer: 22514 Badge No.			
COMPLAINING PARTY					
X Signature: <i>[Signature]</i>					
I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.					
X Signature:					
YOU DO NOT NEED TO DO ANYTHING AT THIS TIME. YOU WILL RECEIVE NOTICE BY MAIL WITHIN 14 DAYS. CITY ATTORNEY'S OFFICE (916) 774-5325					

1 - City Attorney Copy 2 - Defendant Copy 3 - Issue Dept Copy

CPRA Request

Inbox



Wyatt Decker <wdecker28@gmail.com>

to codecomplaint, buildingdivision

I am requesting access to records in possession or control of the City of Roseville for the purposes of inspection and copying pursuant to the California Public Records Act, California Constitution. The specific records I seek to inspect and copy are listed below. As used herein, "Record" includes "Public Records" and "Writings" as those terms are defined at Government Code sections 6250-6253, all documents, complaints, reports, inspections, tips, and information regarding the address of "216 Earl Ave, Roseville CA 95678" and the Property owner "Wyatt Decker". Please include all departments, (code enforcement, building department, Development Services Department, and any subdivisions of these departments.

If you contend that any portion of the records requested is exempt from disclosure by express provisions of law, Government Code § 7922.525(b) requires segregation and redaction of the exempt portion. If you contend that any express provision of law exists to exempt from disclosure all or a portion of the records I have requested, Government Code § 7922.535 requires that you notify me of this request. Government Code § 7922.540 requires that any response to this request that includes a determination that the request is denied, in whole or in part, must be in writing.

Government Code § 7922.500 prohibits the use of the 10-day period, or any provisions of the CPRA or any other law, "to delay access for purposes of inspecting public records."

In responding to this request, please keep in mind that Article 1, § 3(b)(2) of the California Constitution expressly requires you to broadly construe all provisions that further the public interest.

If I can provide any clarification that will help expedite your attention to my request, please contact me at this email address, pursuant to Government Code § 7922.600. I ask that you decide which records I want copied.

Thank you for your timely attention to this matter.

Sincerely,

Wyatt Decker

Chacon, Saul <SLChacon@roseville.ca.us>

to Building, me

Good morning Wyatt,

All record requests have to be done through City clerks office at

<https://rosevilleca.justfoia.com/Forms/Launch/d705cbd6-1396-49b7-939e-8d86c5a87deb>

Regards,

Saul Chacon

Code Enforcement Inspector II

Development Services Department -- Building Division.

☎ (916) 474-9476

✉ schacon@roseville.ca.us

📍 Civic Center | 311 Vernon Street | Roseville, CA 95678



Working together to build a quality community.

Request #PRR-2024-647

I would like to request copies of all complaints submitted regarding my property (216 Earl Ave, Roseville, CA) from 2020 to present. It has been pointed out to me by the head of code enforcement that the City of Roseville Code Enforcement will only respond to Violation reports submitted electronically through the "user-friendly app: myRSLV", given this policy, there should be ample records of every report that has lead to an inspection of my property. I understand that any individuals who submitted a report has the right to remain anonymous and request that all names and personal details be whited out from these reports.

Details

Submitted
Tue, Nov 19, 2024

Status
Completed

Requested Documents

File	Description	Size
Email response to Whist Dasher - 216 Earl Ave		316.04 KB
216 Earl Code Complaints.csv		480 B

Rows per page: 5 1-2 of 2

Download All

This site is protected by reCAPTCHA and the Google Privacy Policy and Terms of Service apply.

EXHIBIT C

Case #
CE24-0268
CE20-0553

PRR-2024-647 216 EARL

Complaints
Unpermitted Work-Unpermitted Work
Unpermitted Work-Garage Conversion

Status
Citation Warning
Closed

Status Date
9/13/2024
10/26/2020

Number
216
216

Fraction
Dir

Street Nam Suffix
EARL
EARL

Unit #
AV
AV

Active Task
Enforcement

Opened
3/1/2024
7/6/2020

Assigned to Staff
Alan Rogers
SANDERSHERINE

Assigned to Staff
Alan Rogers
SANDERSHERINE

Record ID
24CAP-0000D-002AS
20CAP-00000-006H9

Accessory Structure Requirements

An accessory structure is incidental to the primary structure. It is a non-living space. Examples of accessory structures are a trellis, gazebo, deck, shade structure, shed, a fire pit, or an outdoor BBQ.

Regardless if a permit is required or not, contact the Planning Division for specific zoning regulations regarding the height, setbacks, and size of accessory structures allowed. Regulations vary from subdivision to subdivision.

1. Determine if a building permit is required for an accessory structure.

A permit is required if any of the following conditions exist:

- Gas or electric fire pit – O.T.C. (over-the-counter)
- Permanent outdoor fireplace - with plan check
- Built-in BBQ - with plan check
- A trellis, patio cover, deck or shed that is attached to the main structure or not listed as exempted from a permit below – with plan check.

A permit is not required for the following:

- Fire pit (solid fuel only)
- Trellis 120 sf or less (calculated from the projected overhangs)
- Patio cover or shed 120 sf or less (calculated from exterior wall to exterior wall)
- Decks not exceeding 200 sf in area, are not more than 30 inches above grade and do not serve an exit door.

When a permit is not required, standardized engineering methods and good construction practices must still be adhered to.

2. When a building permit is required, submit the following:

- **Plot Plan**

Specify location, easements, dimensions, and setbacks in relation to all structures, pools and property lines. Indicate all dimensions of the property lines and a north arrow. Indicate the address of the project, legal property owner's name and phone number.

- **Drawing Details and Specifications:**

Include complete construction details of the accessory structure and specify the structure's height. Engineering required for fireplaces over 6' in height. Indicate size and type of materials. Gas schematic for any gas runs.

For submissions that require professional engineering, drawings and calculations shall be stamped and signed by a California registered civil or structural engineer.





City Attorney
311 Vernon Street
Roseville, California 95678

Exhibit I (7.2)

CITATION APPEAL DECISION

Name of Appellant: Wyatt Decker

Citation Number: 20943

FIRST VIOLATION

Roseville Municipal Code Section: 19.60.040 Permit Requirements – ADU Permit Required

- ☐ DENY THE APPEAL AND UPHOLD THE VIOLATION because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.
- ☒ GRANT THE APPEAL AND DISMISS THE VIOLATION because the City/Complainant did not prove by a preponderance of the evidence:
 - ☒ That the violation(s) occurred; and/or
 - ☐ That the appellant is the responsible party.
- ☐ DENY THE APPEAL AND UPHOLD THE VIOLATION but waive the fine in the interest of justice.
- ☐ DENY THE APPEAL AND UPHOLD THE VIOLATION because the appellant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE VIOLATION because the City/Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE VIOLATION at the request of the City/Complainant.

Name of Appellant: Wyatt Decker

Citation Number: 20943

SECOND VIOLATION

Roseville Municipal Code Section: 16.35.110, Dangerous Building

- ☒ DENY THE APPEAL AND UPHOLD THE VIOLATION because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.
- ☐ GRANT THE APPEAL AND DISMISS THE VIOLATION because the City/Complainant did not prove by a preponderance of the evidence:
- ☐ That the violation(s) occurred; and/or
- ☐ That the appellant is the responsible party.
- ☐ DENY THE APPEAL AND UPHOLD THE VIOLATION but waive the fine in the interest of justice.
- ☐ DENY THE APPEAL AND UPHOLD THE VIOLATION because the appellant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE VIOLATION because the City/Complainant failed to appear.
- ☐ GRANT THE APPEAL AND DISMISS THE VIOLATION at the request of the City/Complainant.

Dated: 1/23/2025

By: 

Hearing Panel Chairperson

Notice to Appellant: Under California Government Code Section 53069.4, any appeal of today's Hearing Panel decision must be filed with Placer County Superior Court within twenty (20) days of today's date.