



MINUTES
April 24, 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:

Sharon Lawin
Tom Rutherford
Andrea Seminer

The following Staff members were present:

Travis Cochran, Senior Deputy City Attorney
Lynda Risucci, Board Secretary

3. IDENTIFICATION OF CHAIR

Chairperson for the April 24, 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. Appeal of Citation No.: 22424 – Yang Yang Qiao

Appellant: Yang Yang Qiao, 8969 Fashion Drive, Sacramento, CA 95826

- Roseville Municipal Code Section 9.10.200(E) Certificate and Identification, One Count (\$100.00)
- Roseville Municipal Code Section 9.10.220(H) Records, One Count (\$100.00)

A. Staff Report:

Community Services Officer Erika Broussard offered testimony regarding 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). Officer Broussard also submitted a video with bodycam footage from the date of the massage inspection, entered into the minutes as Exhibit C (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:

Request for Hearing:

Appellant's appeal form (Exhibit D (7.1)) was received by the Roseville City Attorney's Office on March 10, 2025 and was provided to the panel in advance of the hearing for review.

Appellant Yang Yang Qiao produced witness Adam Lu to assist her with interpreting. With the help of witness Lu, Appellant Qiao offered testimony in support of the appeal and answered panel questions.

Yang Yang Qiao offered testimony in support of the appeal and answered panel questions.

C. Rebuttals and Panel Questions:

Officer Broussard offered rebuttal testimony and answered panel questions.

Yang Yang Qiao offered rebuttal testimony and answered panel questions.

Appellant answered additional panel questions.

Officer Broussard answered additional 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: 22424.

In regard to Roseville Municipal Code Section, 9.10.220(H) Records, a motion was made by Panel Member Andrea Seminer and seconded by Panel Member Sharon Lawin to:

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

The motion passed with the following vote:

AYES: Sharon Lawin, Andrea Seminer, Tom Rutherford

NOES: None.

In regard to Roseville Municipal Code Section, 9.10.200(E) Certificate and Identification, the panel discussed the evidence and testimony presented for Administrative Citation No.: 22424.

Senior Deputy City Attorney Travis Cochran provided the Panel Members clarification of the two specific requirements of Roseville Municipal Code Section 9.10.200(E).

After further discussion, a motion was made by Panel Member Andrea Seminer and seconded by Panel Member Sharon Lawin to:

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

The motion passed with the following vote:

AYES: Sharon Lawin, Andrea Seminer, Tom Rutherford

NOES: None.

E. Panel Decision:

Regarding Roseville Municipal Code Section 9.10.220(H), Records, the panel decided to deny the appeal and uphold the citation 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(E), Certificate and Identification, the panel decided to deny the appeal and uphold the citation but waive the fine in the interest of justice.

Chairperson Tom Rutherford signed the decision form (Exhibit E (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.

8. ADJOURNMENT

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

AYES: Sharon Lawin, Tom Rutherford, Andrea Seminer

NOES: None.

Chairperson Tom Rutherford adjourned the April 24, 2025 hearing at 3:35 p.m.

Lynda Risucci
Board Secretary

Exhibit A
(7.1)



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

**Administrative Citation Appeal Hearing
Staff Report**

Date of Hearing: Thursday, April 24, 2025 at 3:00 PM
Appellant: YangYang Qiao, (Oasis Massage 7456 Foothills Blvd, Ste 10)
Citation: 22424

Narrative:

On 1/30/2025, at approximately 1300 hours, Det. D Smith and Community Service Officer ("CSO") E. Broussard arrived at Oasis Massage (7456 Foothills Blvd, Ste 10) to conduct follow-up on a complaint regarding a solicitation of a sexual act during a massage. Prior to inspecting the massage business, CSO Broussard confirmed that there was a current Massage Business Permit issued to the establishment owner, Zhongmei Jiao (2024-00000121-Valid 10/18/2024-10/18/2026) for this specific massage business and address. Per the attached Massage Therapist Add/Drop Form, YangYang Qiao has been working at the establishment since 1/1/2024 (see attached). At the time Qiao was reported as an employee of Oasis Massage, CSO Broussard obtained a copy of Qiao's California Driver License, original CAMTC ID and CAMTC Certificate.

During the inspection, CSO Broussard contacted YangYang Qiao within the business. A male client was located in a massage room identified with the sticker #1 and had not yet disrobed. The male client confirmed Qiao had escorted him to the massage room, and she was going to conduct his massage. The male client confirmed he had not signed in or completed any paperwork regarding his massage service prior to being escorted to the room to disrobe. This is a violation of RMC 9.10.220(H). CSO Broussard located an original CAMTC Certificate issued to Qiao on display in the lobby of the business. CSO Broussard requested Qiao produce her original CAMTC ID card. Qiao advised she did not have her original CAMTC ID card in her possession because she was running late for work, and she left it at home. This is a violation of RMC 9.10.200(E). Qiao produced a photo of her California Driver License from her cell phone.

CSO Broussard issued citation #22424 for the violations noted above, specifically:

- 9.10.200(E) 9.10.220(H)

Violation RMC 9.10.200(E) – Certificate and Identification

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.

Violation RMC 9.10.220(H) – Records

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.

Respectfully Submitted,



Erika Broussard
Community Service Officer II/Permit Coordinator

Attachment:
Massage Therapist Add/Drop Form

The inspection was captured on Det. D Smith's Department issued Body Work Camera and video will be available for review during the hearing to confirm Qiao's statement that she did not have her original CAMTC ID card in her possession during the inspection.

Massage Establishment: Notice of Employee Status

MASSAGE THERAPIST ADD/ DROP FORM

Roseville Muni Code Section 9.10.190(E)- The owner or manager shall immediately provide to the Police Chief upon request the names and valid photo identification of all employees and independent contractors, the date of hire or termination, and proof of a diploma or certificate of graduation as provided in Section 9.10.050(C)(11).

Business Name Oasis massage Phone # 916-782-5501

Business Address 7456 Foothills Blvd, Roseville CA 95747

(Check One) ☒ ADD THERAPIST ☐ REMOVE THERAPIST

Start/ End Date: 1/1/2024

Therapist Name YANG YANG QIAO
CAMTC# 59616 Date of Birth [REDACTED]
Driver License # [REDACTED]
Home Address 8767 Fashion Dr Sacramento CA 95826
Phone# [REDACTED] Other name(s) used:

Has the massage therapist ever been arrested for any criminal violation and/or violation of a municipal code (excluding traffic violations)? YES NO

If yes, list all charges and conviction information (including fines) below:

Date	Jurisdiction (City or County)	Court	Charge & Conviction Information
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Date	Jurisdiction (City or County)	Court	Charge & Conviction Information
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Include copies of the following with this form (In Color)

CAMTC ID Card

Certificate of Training

Government Issued ID

Signature YANG YANG QIAO Date 08/26/2024

California DRIVER LICENSE **FEDERAL LIMITS APPLY**

DL [REDACTED] CLASS C
EXP 01/22/2029 END NONE

LN QIAO
FN YANGYANG
DOB [REDACTED]
DOB [REDACTED]
DOB [REDACTED]

QIAO YANGYANG
8868 FAHION DR
SACRAMENTO, CA 95828

CALIFORNIA
MASSAGE THERAPY
COUNCIL

CERTIFIED
MASSAGE
THERAPIST

Yanyang Qiao
Exp #12345

MASSAGE

QIAO YANGYANG

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Yangyang Qiao

the designation of

CERTIFIED MASSAGE 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, Yangyang Qiao 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, Monday, June 10, 2024.



*Mark Dixon, Chairman of the Board
California Massage Therapy Council.
CMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814*

**CERTIFICATE # 59616
EXPIRES: 8/28/2026**

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

4000-10-270(9) The provider shall maintain a record of the date and time of each treatment or service, the name, address, and phone number of the client, the date of the previous treatment or service, and the date of the next treatment or service and a description of the treatment or services rendered. These records shall be prepared prior to administering any treatment or service and shall be retained for a period of 12 months after each treatment or service. These records shall be open to inspection upon demand by the police chief, the chief of the public health department, or other, as defined by Section 7-56-02 of the Revised Municipal Code or their authorized representatives or emergency personnel for other public purposes.

Exhibit B
(7.1)

Client Sign In Sheet

Date/Time	Customer Name	Address/Phone	Massage Therapist	Service Provided
12/17/2024	Chris	Dan G.S	Vivian	60 mins
12/17/24	Caron	[REDACTED]	YTO	
12/17/24	Frank	adrian	adrian	James
12/19/24	Nathan	[REDACTED]	YTO	bodywork
12/20/24	THOMAS	adrian	YTO	90 mins
12/20/24	Lane	[REDACTED]	Vivian	bodywork
12/20/24	Sam	[REDACTED]	YTO	
12/20/24	Sam	[REDACTED]	YTO	
12/26/24	DEANO	[REDACTED]	YTO	bodywork
12/27/24	Jim	[REDACTED]	YTO	bodywork
12/27/24	marcelan	[REDACTED]	YTO	bodywork
12/27/24	Mark C	[REDACTED]	YTO	bodywork
12/29/24	Mark C	[REDACTED]	YTO	bodywork
12/30/24	Jo	[REDACTED]	Vivian	bodywork
12/30/24	Jim	adrian	Vivian	bodywork
12/31/25	Michelle L	[REDACTED]	YTO	bodywork
1/1/25	Jim	[REDACTED]	YTO	bodywork
1/1/25	David	[REDACTED]	YTO	bodywork
1/1/25	David	[REDACTED]	YTO	bodywork
1/1/25	Mike	[REDACTED]	YTO	bodywork
1/4/25	Mike	[REDACTED]	YTO	bodywork
1/6/25	Sam	[REDACTED]	YTO	bodywork

MMC 9.10-22D(H): 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 said 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 02D of the Roseville Municipal Code) or their authorized representatives or emergency personnel for emergency purposes.

DRIV

TEL 0710712
LI WANG
H. JING
1986 YOUNG
OLDFATHER
DEM 07107
H. J. CUNY

2000

Client Sign In Sheet

Date/Time	Customer Name	Address/Phone	Massage Therapist	Service Provided
11/24/24	STEVE		zmf	60 mins
11/25/24	adam		YYA	90 mins
11-25-24	LEOPOLD		vivan	60 mins
11-25-24	DINA C		YYA	90 mins
11/26/24	ISILL		YYA	60 mins
11/26/24	Charles C		zmf	60 mins
11/26/24	John		zmf	60 mins
11/26/24	Michelle T		zmf	60 mins
12/1/24	David S.	asked	vivan	30 mins
12/3/24	David S.		YYA	60 mins
12/15/24	John		vivan	60 mins
12/15/24	Michelle		YYA	60 mins
12/15/24	Michelle		vivan	60 mins
12/18/2024	AUSA	asked		30 minutes
12/18/2024	Rachel		YYA	90 mins
12/11/2024	Michelle		vivan	60 mins
12/12/24	John		zmf	60 mins
12/12/24	DAVE Y		vivan	60 mins
12/16/24	Simon	asked	YYA	60 mins

RMC § 10-220(d)(1). Every owner and/or operator shall keep a record of the date and hour of each treatment or service, the name, address, and phone number of the client, the name of the massage professional administering said 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 each treatment or service. These records shall be open to inspection upon demand by the police chief, the fire chief, the building official, any enforcement agency as defined by Section 1-50.020 of the Roseville Municipal Code) or their authorized representatives or emergency personnel for emergency purposes.

Exhibit C
(7.1)

**TO VIEW A COPY OF THE
EXHIBIT ON FILE,
PLEASE CONTACT THE CITY
ATTORNEY'S OFFICE**

Exhibit D
(7.1)

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Administrative Citation Appeal – Request For Hearing 2025-03-10 10:28 AM(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:** Yang Yang Qiao

***Citation
Number:** 22424

***Home
Address:** 8969 fashion drive

***City** sacramento

***Zip** 95826

**Mailing
Address
(if
different
from
above):**

***Phone
Number:** [REDACTED]

***Email:** [REDACTED]

Hello,

Case number A25-00188

I received a ticket for 9.10.200(E) and 9.10.220(H). I would like to contest the charge of 9.10.200(E) where the officer states i did not have possession of my CAMTC ID Card when i did. I advised the officer I had it and if I need to give it to her. She said no need.

My CAMTC is valid and current. My Cert #59616 with expiration date of 08/28/26.

Please let me know if you require any additional information.

Thanks

***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**



City Attorney
311 Vernon Street
Roseville, California 95678

Exhibit E
(7.1)

CITATION APPEAL DECISION

Name of Appellant: Yang Yang Qiao

Citation Number: 22424

FIRST VIOLATION

Roseville Municipal Code Section: 9.10.200(E), Certificate and Identification, One Count

- ☐ 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: Yang Yang Qiao

Citation Number: 22424

SECOND VIOLATION

Roseville Municipal Code Section: 9.10.220(H), Records, One Count

☒ 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: 5/24/2025

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.