



MINUTES
May 13, 2025

BOARD OF APPEALS HEARING
9:00 a.m.
City Council Chambers
311 Vernon Street
Roseville, CA

1. CALL TO ORDER

Chairperson Arthur Pauly, Jr. called the meeting to order at 9:00 a.m. in the City Council Chambers.

2. ROLL CALL (SILENT)

The following Hearing Panel members were present:

Sharon Lawin
Arthur Pauly, Jr.
Robert Schmitt

The following Staff members were present:

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

3. IDENTIFICATION OF CHAIR

Chairperson for the May 13, 2025 hearing was Arthur Pauly, Jr.

4. PLEDGE OF ALLEGIANCE

Chairperson Arthur Pauly, Jr. led the audience in the Pledge of Allegiance.

5. PUBLIC COMMENT

No one from the public offered any comments.

6. SWEAR IN

Chairperson Arthur Pauly, Jr. 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. 22302 – Olivia Dougherty

Appellant: Olivia Dougherty, 214 Cherry Avenue, Roseville, CA 95678

- Roseville Municipal Code Section 7.12.010, Leash Law, One Count
- Roseville Municipal Code Section 7.16.010, Failure to License, Four Counts

A. Staff Report:

Animal Control Officer Nicole Sammons offered testimony in regard to the Staff Report (Exhibit 7.1-A) and answered panel questions.

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 Request for Hearing form (Exhibit 7.1-B) was received by the Roseville City Attorney's Office on February 13, 2025 and was provided to the panel in advance of the hearing for review.

Olivia Dougherty presented copies of written evidence (Exhibit 7-1-C), offered testimony in support of the appeal, and answered panel questions.

C. Complainant's Statement:

Complainant Gloria Santos offered testimony and presented a video (Exhibit 7.1-D) in support of her complaint and answered panel questions.

D. Rebuttals and Panel Questions:

Appellant Olivia Dougherty offered rebuttal testimony and answered panel questions.

The panel closed testimony and moved to discussion.

E. Panel Discussion:

The panel discussed the evidence and testimony presented for Citation No.: 22302.

In regard to Roseville Municipal Code Section 7.12.010, Leash Law, One Count, a motion was made by Panel Member Robert Schmitt and seconded by Panel Member Sharon Lawin to:

- ☒ 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.

The motion passed with the following vote:

AYES: Sharon Lawin, Arthur Pauly, Jr., Robert Schmitt

NOES: None

In regard to Roseville Municipal Code Section 7.16.010, Failure to License, Four Counts, a motion was made by Panel Member Robert Schmitt and seconded by Panel Member Sharon Lawin to:

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

The motion passed with the following vote:

AYES: Sharon Lawin, Arthur Pauly, Jr., Robert Schmitt

NOES: None

F. Panel Decision:

The panel decided to deny the appeal of Administration Citation No. 22302 and uphold the violation of Roseville Municipal Code Section 7.12.010, Leash Law, because the City/Complainant proved by a

preponderance of the evidence that the violation occurred and that the appellant is the responsible party.

The panel decided to deny the appeal of Administration Citation No. 22302 and uphold the violation of Roseville Municipal Code Section 7.16.010, Four Counts, but waive the fine in the interest of justice.

Chairperson Arthur Pauly, Jr. signed the decision form (Exhibit 7.1-E), 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. Appeal of Citation No.: 22307, Sherry Eva Jackson

Appellant: Sherry Eva Jackson, 5224 Campcreek Loop, Roseville, CA 95747

• Roseville Municipal Code Section 7.16.010, Failure to License

A. Staff Report:

Animal Control Officer Nicole Sammons offered testimony in regard to the Staff Report (Exhibit 7.2-A). Officer Sammons submitted further written evidence for review, which was entered into the minutes as Exhibit 7.2-B.

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 Request for Hearing form (Exhibit 7.2-C) was received by the Roseville City Attorney's Office on April 03, 2025 and was provided to the panel in advance of the hearing for review.

Appellant Sherry Eva Jackson presented evidence (Exhibit 7.3-D) and offered testimony in support of the appeal and answered panel questions.

C. Rebuttals and Panel Questions:

Animal Control Officer Nicole Sammons offered rebuttal testimony and answered panel questions.

Appellant Sherry Eva Jackson offered rebuttal testimony and answered panel questions.

The panel closed testimony and moved to discussion.

D. Panel Discussion:

The panel discussed the evidence and testimony presented for Citation No.: 22307.

In regard to Roseville Municipal Code Section 7.16.010, Failure to License, a motion was made by Panel Member Robert Schmitt and seconded by Panel Member Sharon Lawin to:

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

The motion passed with the following vote:

AYES: Sharon Lawin, Arthur Pauly, Jr., Robert Schmitt

NOES: None

E. Panel Decision:

The panel decided to deny the appeal of Administration Citation No. 22307 and uphold the violation of Roseville Municipal Code Section 7.16.010 but waive the fine in the interest of justice.

Chairperson Arthur Pauly, Jr. signed the decision form (Exhibit 7.3-E), 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.

7.3. Appeal of Citation No 20986.:

Appellant: Wyatt Decker, 216 Earl Avenue, Roseville, CA 95678

- Roseville Municipal Code Section 16.35.110(13) Dangerous Building, Main Structure
- Roseville Municipal Code Section 16.35.110(13), Dangerous Building, Garage Structure

A. Staff Report:

Code Enforcement Officer Alan Rogers offered testimony in regard to the Staff Report (Exhibit 7.3-A) and answered panel questions.

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 Request for Hearing form (Exhibit 7.3-B) was received by the Roseville City Attorney's Office on March 23, 2025 and was provided to the panel in advance of the hearing for review.

Appellant Wyatt Decker offered testimony in support of the appeal.

C. Rebuttals and Panel Questions:

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

Appellant Wyatt Decker offered rebuttal testimony and answered panel questions.

Code Enforcement Officer Alan Rogers answered further panel questions.

Travis Cochran, Senior Deputy City Attorney, provided clarification of the term "Dangerous Building" as stated in Roseville Municipal Code Section 16.35.110(13), Abatement of Substandard Buildings – Dangerous Building.

Code Enforcement Officer Alan Rogers provided further clarification regarding mini split air conditioners.

The panel closed testimony and moved to discussion.

D. Panel Discussion:

The panel discussed the evidence and testimony presented for Citation No.: 20986.

In regard to Roseville Municipal Code Section 16.35.110(13), Dangerous Building, Main Structure, and Roseville Municipal Code Section 16.35.110(13), Dangerous Building, Garage Structure, a motion was made by Panel Member Sharon Lawin and seconded by Panel Member Robert Schmitt to:

- ☒ DENY THE APPEAL AND UPHOLD THE VIOLATIONS 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, Arthur Pauly, Jr., Robert Schmitt

NOES: None

E. Panel Decision:

The panel decided to deny the appeal of Administration Citation No. 20986 and uphold the violation of Roseville Municipal Code Section 16.35.110(13), Main Structure, because the City proved by a preponderance of the evidence that the violation occurred and that the appellant is the responsible party.

The panel decided to deny the appeal of Administration Citation No. 20986 and uphold the violation of Roseville Municipal Code Section 16.35.110(13), Garage Structure, because the City proved by a preponderance of the evidence that the violation occurred and that the appellant is the responsible party.

Chairperson Arthur Pauly, Jr. signed the decision form (Exhibit 7.3-C), 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 Robert Schmitt and seconded by Panel Member Sharon Lawin to adjourn the hearing.

AYES: Sharon Lawin, Arthur Pauly, Jr., Robert Schmitt

NOES: None

Chairperson Arthur Pauly, Jr. adjourned the May 13, 2025 hearing at 10:04 a.m.

Lynda Risucci
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: Tuesday, May 13, 2025 @ 09:00 AM
Appellant: Olivia Dougherty @ 214 Cherry St.
Citation: 22302

Violation: RMC 7.12.010 Leash law (1 count)

No person shall permit or allow any dog to run at large.

Additional Information: RMC Section 7.04.060 defines "at large" as follows:

A. "At large" means the following:

1. Off the premises of the owner or the person having care, custody, control, or possession of the dog unless such dog is restrained by a leash or adequate enclosure. The leash shall not exceed six feet in length and shall be of sufficient strength to restrain the dog and must be held continuously by a responsible person capable of controlling the dog.
2. On the premises of the owner or the person having care, custody, control, or possession of the dog unless such dog is restrained by means adequate and sufficient to prevent the dog from leaving the premises or under the control and in the immediate presence of the owner or person having care, custody, control, or possession of the dog.

Violation: RMC 7.16.010 Licensing (4 count)

A dog or cat over the age of four months must be licensed according to the provisions of this chapter.

Narrative:

On January 23rd, 2025, at approximately 1744 hours Roseville Police dispatch received a call from complainant Gloria Santos requesting contact from Animal Control regarding a loose dog that had attacked her dog earlier. She advised the dog resides at 214 Cherry St.

Animal Control is not a witness to the reported violations. The violations of RMC Section 7.12.010 and 7.16.010 are based on statements and information provided by the complainant and appellant.

Animal Control Officer (ACO) M. Terry contacted Gloria who stated the following in summary: on January 23rd, 2025, at approximately 1716 hours, dog owner from 214 Cherry St. later identified as Olivia Dougherty was walking two dogs on a leash. As Olivia passed by 248 Earl Ave. the black and white dog later identified as "Mookie" broke her leash and ran to the fence of Gloria's property at 248 Earl Ave. Gloria's dog "Dorothy" was in the yard and sniffed noses through the fence with "Mookie". When Olivia tried to catch "Mookie", "Mookie" ran down the street. Olivia was able to catch "Mookie" and tried to put her in her house. "Mookie" got away from Olivia again and this time jumped the fence into Gloria's yard and attacked "Dorothy". Olivia entered Gloria's yard and retrieved "Mookie". "Dorothy" did not require vet care and received a small scrape on her side. Gloria requested that Olivia be issued a citizen citation on her behalf for the

violation of leash law. ACO Terry completed citation #22302 for leash law x 1 count and licensing x 4 counts since no dogs were licensed at Olivia's address as of Jan 24 2025.

ACO Terry contacted Olivia who stated the following in summary: on January 23rd, 2025, her dog "Mookie" bolted out of the front door of the residence when Olivia's son opened the door. "Mookie" ran roughly two blocks from the residence before Olivia was able to catch her. While Olivia walked "Mookie" home, "Mookie" slipped out of her collar and jumped the fence into Gloria's yard and attacked "Dorthy". Olivia stated that she had 4 dogs "Mookie" a black and white female boxer mix, "Daisy" a spayed female yellow lab, "Ivy" a pug/chihuahua mix, and "Teddy" a French Bulldog.

As of April 6th, 2025, PetData shows that Olivia has three dogs "Mookie", "Ivy", and "Daisy" with a current dog license and 1 dog "Teddy" with no current license.

Respectfully Submitted,
M. Terry, Badge #3100
Animal Control Officer

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Administrative Citation Appeal – Request For Hearing 2025-02-13 08:12 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:** Olivia Dougherty

***Citation
Number:** 22302

***Home
Address:** 214 Cherry Ave

***City** Roseville

***Zip** 95678

Mailing
Address
(if
different
from
above):

***Phone
Number:**

***Email:**

I was not walking my dog off leash. My son opened the front door and my dogs accidentally ran out the door. I ran out to retrieve them. They are never off leash. That's why it took me forever to get them back home. I managed to get my boxer mix Mookie on her leash. As I was walking back to my house she slipped out of her collar. The neighbor who called with the complaint called my dog over to her yard. And my dog started chasing her dog. Both dogs were wagging their tails. The neighbor got angry. I grabbed my dog and took her home. Within minutes I contacted her to make sure everything was ok. My dog knocked over her pot. We offered to pay for everything. She was angry and she even made a post on Facebook saying how angry she was with how animal control handled everything and she thought my dog should be euthanized. I have never walked my dogs off leash.

***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



Report Card details

Comments / Notes:

Mookie did very well today overall. Was a little bit nervous right at first but then settled in really well and played nicely with the pups, preferring the mellow pups at first to hang with and then warmed up and got comfortable with the more active ones after a bit. Mookie really liked Mr Zeke. Made great progress throughout the day, better and better with good body language overall. Nice job!



Canine Purpose

Friday

To: Olivia >

Reply To: info@caninepurpose.com >

Report Card



Hello Olivia Dougherty ,

A Report Card for Mookie on May 9, 2025 at 1:40 pm
has been made!

To view this report card, please click here:

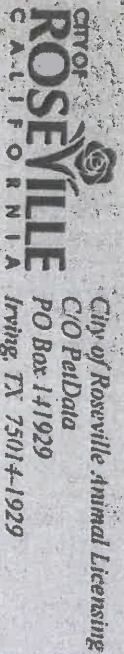
[View Report Card](#)

If you have any questions, please email us at
info@caninepurpose.com.

Regards,

Canine Purpose Team

City of Roseville Animal License Receipt



License Expires 1/31/27

License Tag No. 0206571 License Date 01/29/25 Fee Paid \$50.00 S/N 2Y

Rabies Vaccination Date 10/18/24 Vaccination Expiration Date 10/18/27

Pet's Name IVY Breed CHIHUAHUA SH/PUG Color BROWN Sex S

The following will be used to contact you in case your pet is found. Please call us or visit our website to update your information.

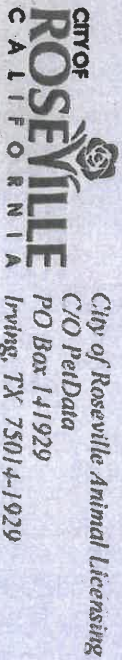
Home Phone (916) 934-9280 Work Phone Alternate Phone

Email: MATTHEW.DOUGHERTY81@GMAIL.COM

Dear Pet Owner: The metal license tag you receive when you first license your pet is permanently assigned. If a tag is not enclosed, please compare the tag number printed here to the number on your pet's license tag and notify us if they do not match.

www.petdata.com ♦ 877-816-6708

City of Roseville Animal License Receipt



License Expires 5/31/25

License Tag No. 0038571 License Date 01/29/25 Fee Paid \$25.00 S/N 1Y

Rabies Vaccination Date 05/18/24 Vaccination Expiration Date 05/18/25

Pet's Name TEDDY Breed FRENCH BULLDOG Color TRICOLOR Sex N

The following will be used to contact you in case your pet is found. Please call us or visit our website to update your information.

Home Phone (916) 934-9280 Work Phone Alternate Phone

Email: MATTHEW.DOUGHERTY81@GMAIL.COM

Dear Pet Owner: The metal license tag you receive when you first license your pet is permanently assigned. If a tag is not enclosed, please compare the tag number printed here to the number on your pet's license tag and notify us if they do not match.

Thank you for being a responsible pet owner!
Please keep this receipt as proof of your license.

MATTHEW DOUGHERTY
214 CHERRY AVE
ROSEVILLE, CA 95678-3208

www.petdata.com ♦ 877-816-6708

City of Roseville Animal License Receipt

License Expires 9/30/25

CITY OF ROSEVILLE
C/O PetData
PO Box 141929
IRVING, TX 75014-1929

*Thank you for being a responsible pet owner!
Please keep this receipt as proof of your license.*

MATTHEW DOUGHERTY
214 CHERRY AVE
ROSEVILLE, CA 95678-3208

License Tag No.	0038573	License Date	01/29/25	Fee Paid	\$79.00	S/N	3Y+repl
Rabies Vaccination Date	09/26/22	Vaccination Expiration Date	09/26/25				
Pet's Name	DAISY	Breed	LABRADOR RETR	Color	YELLOW	Sex	S
The following will be used to contact you in case your pet is found. Please call us or visit our website to update your information.							
Home Phone	(916) 934-9280	Work Phone		Alternate Phone			
Email: MATTHEW.DOUGHERTY81@GMAIL.COM							
Dear Pet Owner: The metal license tag you receive when you first license your pet is permanently assigned. If a tag is not enclosed, please compare the tag number printed here to the number on your pet's license tag and notify us if they do not match.							

www.petdata.com ♦ 877-816-6708

City of Roseville Animal License Receipt

License Expires 12/31/27

CITY OF ROSEVILLE
C/O PetData
PO Box 141929
IRVING, TX 75014-1929

*Thank you for being a responsible pet owner!
Please keep this receipt as proof of your license.*

MATTHEW DOUGHERTY
214 CHERRY AVE
ROSEVILLE, CA 95678-3208

License Tag No.	0038572	License Date	01/29/25	Fee Paid	\$79.00	S/N	3Y+repl
Rabies Vaccination Date	12/18/24	Vaccination Expiration Date	12/18/27				
Pet's Name	MOOKIE	Breed	BOXER	Color	BLACK/WHI	Sex	S
The following will be used to contact you in case your pet is found. Please call us or visit our website to update your information.							
Home Phone	(916) 934-9280	Work Phone		Alternate Phone			
Email: MATTHEW.DOUGHERTY81@GMAIL.COM							
Dear Pet Owner: The metal license tag you receive when you first license your pet is permanently assigned. If a tag is not enclosed, please compare the tag number printed here to the number on your pet's license tag and notify us if they do not match.							

www.petdata.com ♦ 877-816-6708

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



City Attorney
311 Vernon Street
Roseville, California 95678

CITATION APPEAL DECISION

Name of Appellant: Olivia Dougherty

Citation Number: 22302

FIRST VIOLATION

Roseville Municipal Code Section: 7.12.010, Leash Law, 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: Olivia Dougherty

Citation Number: 22302

SECOND VIOLATION

Roseville Municipal Code Section: 7.16.010, Failure to License, Four Counts

- ☐ 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: 5-13-25

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.



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

Administrative Citation Appeal Hearing

Staff Report

Date of Hearing: Tuesday, May 13th, 2025 @ 09:00 AM
Appellant: Sherry Jackson @ 5224 Campcreek Loop
Citation: 22307

Violation: RMC § 7.16.010 Licensing (1 count)

A dog or cat over the age of four months must be licensed according to the provisions of this chapter.

RMC § 7.16.070 Exemption from fees.

No fee shall be levied for any dog license issued for guide dogs, service dogs, or signal dogs as defined in Section 54.1 of the California Civil Code, as may be amended, or for a dog used by any law enforcement personnel, or for any dog owned by any government entity or political subdivision.

Narrative:

On February 28th, 2025, at approximately 0920 hours Roseville Police Animal Control received a complaint regarding 6 dogs and a lot of barking at the address of 5224 Campcreek Loop.

On February 28th, Animal Control Officer (ACO) M. Terry, and Animal Control Officer (ACO) N. Sammons contacted dog owner Sherry Jackson at her residence. When ACO Terry rang the doorbell, multiple dogs were heard barking from inside the home. Sherry came to the door, and ACO Terry advised her of the complaint of number of dogs and barking. Sherry stated that she had 3 dogs of her own, 2 dogs that belong to her son that visit, and 2 dogs that belong to her boyfriend who doesn't live with her; with a total of 7 dogs that have been on the premises. ACO Terry asked her how many she currently had on the premises, and she stated only her 3 dogs. ACO Terry asked to see the dogs to confirm how many were on the premises and Sherry stated no, that she wanted nothing to do with Animal Control and that Animal Control can cite her and do whatever Animal Control needed to do. ACO Terry advised Sherry that she would be receiving a citation for her third dog not being licensed and if proof was provided of more than 3 dogs on the premises, she would receive a kennel license violation citation.

History of Animal Control complaints at 5224 Campcreek Loop:

- 07-26-21 Animal noise complaint. No dog licenses. A warning letter was mailed to Sherry Jackson for animal noise and dog licensing. 07-29-21 Sherry called in regarding the letter and was explained and warned by Animal Control for animal noise and licensing.
- 02-15-22 Complaint for 4 dogs on the premises (having more than 3). Animal Control left a voicemail for Sherry advising of complaint of over the limit of 3 dogs. Sherry called back and spoke with Animal Control admitting she had a worker over that brought 2 dogs and there were 4 dogs on the premises. Sherry was warned. 2 dog licenses were current at this time.

- 05-23-22 Complaint for animal noise and having 4 dogs (more than 3) on the premises along with a litter of puppies. Animal Control contacted Sherry and advised her of the second complaint of animal noise and over the limit of 3 dogs over the age of 16 weeks. Sherry stated she had a friend move into her guest room with his 2 dogs and one of the 2 dogs had a litter of 5 puppies that were currently 4 weeks old. Sherry was warned. 2 dog licenses were current at this time.
- 10-08-22 Complaint for animal noise. Sherry was contacted by Animal Control and was issued a 3rd warning for animal noise. 2 dog licenses were current at this time.
- 02-18-23 Complaint for animal noise. The first animal noise warning within the initial 12-month period from 2-15-22 had since expired. Sherry was contacted by Animal Control and was issued a 3rd warning for animal noise. 2 dog licenses were current at this time.
- 03-14-23 Complaint for having 10 dogs (more than 3) on the premises and animal noise. Animal noise warnings had been exhausted. Complainant didn't want to come forward. Sherry was contacted by Animal Control and advised of the complaint. Sherry admitted to having the puppies still that were now 16 weeks old. Sherry was warned.
- 05-15-23 Complaint for having 6 dogs (more than 3) on the premises and animal noise. Animal noise warnings had been exhausted. Complainant didn't want to come forward. Sherry was contacted by Animal Control and advised of the complaint. Sherry admitted to having the puppies still that were now 16 weeks old. Sherry was warned.
- 10-27-23 Complaint for number of dogs and animal noise. Complainant didn't want to come forward and didn't return Animal Control's call. 2 dog licenses were current at this time.
- 02-07-24 Complaint for having 6 dogs (more than 3) on the premises and animal noise. Prior animal noise warnings issued had expired. Complainant didn't want to come forward for number of dogs. A warning letter was mailed to Sherry for animal noise and having over the limit of 3 dogs. 2 dog licenses were current at this time.
- 06-24-24 Complaint for having 6 dogs (more than 3) on the premises and animal noise. Complainant didn't want to come forward for number of dogs. Animal Control contacted Sherry and advised her of the second complaint of animal noise and over the limit of 3 dogs. Sherry stated she only owned 3 dogs. 2 dog licenses were current at this time.
- 08-26-24 Complaint for having 6 dogs (more than 3) on the premises and animal noise. Complainant didn't want to come forward for number of dogs. Animal Control mailed a notice to comply to Sherry, advising of 3rd/final warning for animal noise, license 3rd dog within 10 days, and provided license application.

As of May 6th, 2025, PetData shows that Sherry has two dogs "Baby Boy" and "Tea" with a current dog license.

Respectfully Submitted,
M. Terry, Badge #3100
Animal Control Officer

I appealed this citation to the city attorney, on March 13, 2025. He replied to my appeal, on March 18, 2025.

I was sent the original notification of a citation from the city attorney on March 04, 2025. I only received the citation on March 12, in the letter from the city attorney. That was 22 days ago. I am appealing the citation since I did not receive it until March 12, 2025.

Meanwhile I developed Covid and could not respond until now.

I did NOT have a 3rd dog ON THE DATE OF THE CITATION (2-28-2025). My service dog was put down at UCD Emergency last November, 2024. I have been in the process of trying to find a suitable new, trained service dog.

Now that I realize that, although a service dog is exempt from fees - it still must be licensed - I will license it as soon as I find one.

My other 2 dogs, are - and have been - licensed.

***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

March 18, 2025

Via U.S. Mail

Sherry Eva Jackson
5224 Campcreek Loop
Roseville, CA 95747

Re: Response to letter regarding administrative citation

Dear Ms. Jackson:

The City is in receipt of your letter dated March 13, 2025, regarding the administrative citation you received for violation of Roseville Municipal Code Section 7.16.010. My apologies if you received incorrect information from someone else, but service animals are not exempt from the City's licensing requirements. All dogs over the age of four months must be licensed, including service animals. That being said, the City's fee for licensing a service animal is waived – so there is no cost to you for the licensing of a service animal or renewing such license. I hope this information helps clarify the City's dog licensing requirements. If you have additional questions regarding animal licensing, you can reach out to our Animal Control division at (916) 774-5090.

Regarding your request that I dismiss the citation, please understand that such action is not within my authority. If you wish to challenge the validity of the citation, the correct process is to file an appeal within 30 days of the citation being issued. Appeals can be filed electronically by visiting www.roseville.ca.us and completing the Administrative Appeal Citation form. You can also complete the form and return it by mail.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis E. Cochran".

TRAVIS E. COCHRAN
Senior Deputy City Attorney
City of Roseville

CC: Sarah Cooper, Animal Control Supervisor
Marissa Terry, Animal Control Officer

Thursday, March 13, 2025

To: Travis E. Cochran
Senior Deputy City Attorney
311 Vernan St.
Roseville, CA 95678

From: Sherry Eva Jackson
5224 Campcreek Loop
Roseville, CA 95747

Dear Travis E. Cochran:

I am a 75 year old, 100% disabled veteran from the Viet Nam War. I have 3 dogs; two pets (who are licenced with the city of Roseville) - and, one trained-service-dog prescribed for me by the military (not licenced with the city - since I was told that Service Dogs are exempt from licencing fees.)

You have cited me with a citation and fine. I did not licence my service dog since I was told that Service Dogs are exempt from licencing fees.

I am a law-abiding citizen and a responsible dog owner. Please clear this matter up for me. I am low income and elderly and cannot afford extra fines or the extra anxiety from the city.

Sincerely yours,


Sherry E Jackson

(Included: Copy of verifying letter from McClellan Veterans' Clinic)

VA Medical Center
10535 Hospital Way, Mather, CA 95655
Community Living Center (CLC)
150 Muir Road, Martinez, CA 94553
VA Outpatient Clinics
11985 Heritage Oak Place, #100, Auburn CA 95603
1601 Concord Ave, Chico, CA 95928
5342 Dudley Ave, McClellan, CA 95652

VA Outpatient Clinics (continued)
201 Walnut Ave, Mare Island, CA 94592
150 Muir Road, Martinez, CA 94553
3455 Knighton Road, Redding, CA 96002
103 Bodin Circle, Bldg. 778, Travis AFB, CA 94535
425 Plumas Blvd, Yuba City, CA 95991
101 E Oberlin Rd, Yreka CA 96097
Telephone Care: 1-800-382-8387
Website: www.va.gov/norther-california-health-care

Department of Veterans Affairs
VA Northern California Health Care System (VANCHCS)
10535 Hospital Way, Mather, CA 95655

To whom it may concern:

Sherry Jackson (8 [REDACTED]) is a patient at the McClellan VA and a 100% service connected veteran who was previously issued a letter for a service animal. The patient has had her trained service animal for several years now and is necessary in maintaining her quality of life.

Respectfully,



Federico Doctor, MD
McClellan Primary Care
916-561-7400
3/12/2025



City Attorney
311 Vernon Street
Roseville, California 95678

March 04, 2025

Sherry Eva Jackson
5224 Campcreek Loop
Roseville, CA 95747

Re: Administrative Citation No.: 22307
Location of Violation: 5224 Campcreek Loop, Roseville, CA 95747
Case No.: A25-00115

Dear Sherry Eva Jackson:

You have been charged with one count of violating Roseville Municipal Code Section 7.16.010, Failure to License. A copy of the citation is enclosed for your information.

The fine for one count of violating section 7.16.010, is fifty dollars (\$50.00). Please make your payment by April 03, 2025 to:

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 received by the City Attorney's office within 30 days of the date of this notice.

In addition to paying the fine, you are also required to license your dog(s). An Animal License Application is enclosed for your convenience.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Travis E. Cochran".

TRAVIS E. COCHRAN
Senior Deputy City Attorney

:lmr
Enclosures
cc: Animal Control Officer

CITY OF ROSEVILLE
NOTICE OF CITATION

22307

Date: 2-28-2025 Time: 1305 Day of Week: Friday
Name (First, Middle, Last): Sherr, Eva Jackson

Residence Address: 5224 Camp Creek Loop
Roseville, CA 95747

Business Address: _____
Driver's Lic. No. _____

Sex: _____
Breed: _____ Color: _____ Age: _____

Vehicle Make: _____ Model: _____ License #: _____
Color: _____ Year: _____

Location of Violation: 5224 Camp Creek Loop Roseville CA 95747
Date / Time of Violation: 2-28-2025 / 1305

Code / Ordinance: RMC 7.16.010 Description of Violation: Licensing X 1

☐ 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: 2-23-2025 Issuing Officer: M. Terr #3100
Badge No. _____

COMPLAINING PARTY: _____
X Signature: Complaint

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

X Signature: Complaint

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



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[Activity](#)

Administrative Citation Appeal – Request For Hearing 2025-04-03 09:36 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:** Sherry Jackson

***Citation
Number:** 22307

***Home
Address:** 5224 campcreek loop

***City** Roseville, CA

***Zip** 95747-8005

**Mailing
Address**
(if
different 5224 campcreek loop
from
above):

***Phone
Number:**

***Email:**

I appealed this citation to the city attorney, on March 13, 2025. He replied to my appeal, on March 18, 2025.

I was sent the original notification of a citation from the city attorney on March 04, 2025. I only received the citation on March 12, in the letter from the city attorney. That was 22 days ago. I am appealing the citation since I did not receive it until March 12, 2025.

Meanwhile I developed Covid and could not respond until now.

I did NOT have a 3rd dog ON THE DATE OF THE CITATION (2-28-2025). My service dog was put down at UCD Emergency last November, 2024. I have been in the process of trying to find a suitable new, trained service dog.

Now that I realize that, although a service dog is exempt from fees - it still must be licensed - I will license it as soon as I find one.

My other 2 dogs, are - and have been - licensed.

***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

Statement for Appeal Hearing

My name is Sherry Jackson.

I am a Vietnam veteran, was a medic in the Air Force and have a 100% disability rating from the Veteran's Administration. In conjunction with the disability rating, I am authorized for a service animal. (Attachment 1 – VA Service Animal Authorization Letter)

Five years ago, I obtained a formally trained service dog who unfortunately was diagnosed with inoperable cancer. On November 17, 2024, he was euthanized at UC Davis Vet. (Attachment 2 – UC Davis Euthanasia Report)

I have lived in my present home in Roseville for 21 years and have two non-service dogs that are both licensed and vaccinated. (Attachment 3 – City of Roseville Animal Control Records)

This City of Roseville licensing issue began on February 28, 2025, when Animal Control officers contacted me at my residence in response to a neighbor's complaint. When the officers asked how many dogs I have, I answered "3" since I have two non-service and am in the process of adopting another service dog. I subsequently received a citation from the City of Roseville for this matter via US Mail. (Attachment 4 – City of Roseville Citation)

Prior to this incident, I had been under the mistaken belief that service dogs were exempt from licensing requirements. I now understand that they must also be licensed. I was not trying to circumvent licensing laws as illustrated by the fact that my other dogs are both licensed.

I have never been in trouble, and it was not my intent to violate the City of Roseville's code requirements. I respectfully request that the City of Roseville dismiss my citation. At such time as I adopt a new service dog, I will be sure to fully license him/her.

I appealed this citation to the city attorney, on March 13, 2025. He replied to my appeal, on March 18, 2025.

I was sent the original notification of a citation from the city attorney on March 04, 2025. I only received the citation on March 12, in the letter from the city attorney. That was 22 days ago. I am appealing the citation since I did not receive it until March 12, 2025.

Meanwhile I developed Covid and could not respond until now.

I did NOT have a 3rd dog ON THE DATE OF THE CITATION (2-28-2025). My service dog was put down at UCD Emergency last November, 2024. I have been in the process of trying to find a suitable new, trained service dog.

Now that I realize that, although a service dog is exempt from fees - it still must be licensed - I will license it as soon as I find one.

My other 2 dogs, are - and have been - licensed.

REQUEST FOR APPEAL

***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.

Security Measure

Incorrect! Try again.



City Attorney
311 Vernon Street
Roseville, California 95678

April 15, 2025

Sherry Eva Jackson
5224 Campcreek Loop
Roseville, CA 95747

Re: Notice of Scheduled Hearing Date

Dear Sherry Eva Jackson:

Your appeal of Administrative Citation No. 22307 has been scheduled for:

Tuesday, May 13, 2025 at 9:00 a.m.
City Council Chambers
311 Vernon Street
Roseville, CA 95678

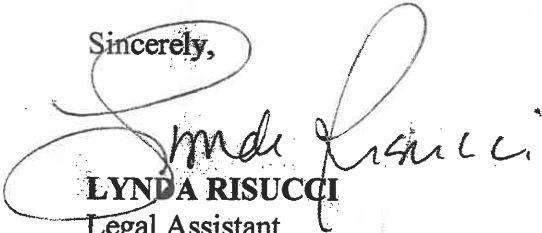
If you intend to use any audio/video materials as part of your evidence, you must submit those materials to the City Attorney's Office no later than 9:00 a.m. on **Friday, May 09, 2025**. You can submit audio/video evidence to us on a disk, thumb drive, or by email. If you would like to hand-deliver your disk or thumb drive, our office is open from 8:00 a.m. to 5:00 p.m., Monday through Friday.

In addition, if you plan to submit any witness statements at the hearing, please have your witness include the following language on his/her statement: "The above statement is signed under penalty of perjury under the laws of the State of California." You may also bring witnesses with you to testify in person at the hearing.

If you are not present and checked in with the recording Secretary within 15 minutes after the hearing commences, your appeal may automatically be denied.

A copy of the Rules for Case Presentation is enclosed for your convenience. If you have questions, you may contact the City Attorney's Office at (916) 774-5325.

Sincerely,



LYNDA RISUCCI
Legal Assistant

:lmr
Enclosures

ATTACHMENT 1

VA Medical Center

10535 Hospital Way, Mather, CA 95655

Community Living Center (CLC)

150 Muir Road, Martinez, CA 94553

VA Outpatient Clinics

11985 Heritage Oak Place, #100, Auburn CA 95603

1601 Concord Ave, Chico, CA 95928

5342 Dudley Ave, McClellan, CA 95652

VA Outpatient Clinics (continued)

201 Walnut Ave, Mare Island, CA 94592

150 Muir Road, Martinez, CA 94553

3455 Knighton Road, Redding, CA 96002

103 Bodin Circle, Bldg. 778, Travis AFB, CA 94535

425 Plumas Blvd, Yuba City, CA 95991

101 E Oberlin Rd, Yreka CA 96097

Telephone Care: 1-800-382-8387

Website: www.va.gov/norther-california-health-care

Department of Veterans Affairs
VA Northern California Health Care System (VANCHCS)
10535 Hospital Way, Mather, CA 95655

To whom it may concern:

Sherry Jackson ([REDACTED]) is a patient at the McClellan VA and a 100% service connected veteran who was previously issued a letter for a service animal. The patient has had her trained service animal for several years now and is necessary in maintaining her quality of life.

Respectfully,



Federico Doctor, MD
McClellan Primary Care
916-561-7400
3/12/2025



VETERINARY MEDICINE

Veterinary Medical Teaching Hospital

One Shields Ave., Davis, CA 95616-5270
<https://clientportal.vetmed.ucdavis.edu> (530) 752-1393

07May25 at 10:53am.

ATTACHMENT 2

Visit Summary

Admission: 17Nov24

Small Animal Outpatient

Visit#: 8800EE

Discharge: 17Nov24 at 5:25am.

Euth

Status: Final

Client #: J18407

Client: Jackson, Sherry

Address: 5224 Campcreek Loop

City, St: Roseville, CA 95747

Clinician: Miravet, Susana Basiero

Patient #: 77-56-34 **Birth:** 17Nov95 **Sex:** MC

Patient: Supergreat

Species: K9

Breed: RAT TERRIER

Weight: 9.2KG

Presenting Complaints

trouble standing on hind legs since yesterday, lethargic

Pertinent History

Supergreat - 8 yo MN Terrier presented to the UC Davis Emergency service for evaluation of his weakness and tetraparesia.

Current history

Last night, struggling to stand up. Wheezing a little. This morning got worse, when brought him here he was wheezing.

He has been too fat, cut back the food twice a day.

His mother always had a problem in weight

PPH (Past pertinent history)

No previous health problems.

Systems review

V/D: No but loose

Coughing/ Sneezing/ Respiratory sounds: Wheezes, and increased breathing sounds over the last couple of days.

Appetite/ Drinking: He didn't eat as much. In the mornin

PU/PD: Always been

Travel, ticks, toxins, trauma: Not witnessed.

Physical Examination

Mentation: BAR, T: 101.5, P: 170, R: 52 Wt: 9.2 kg, Pain Score: 0/4

INTEG: Adequate skin turgor. Smooth, clean coat. No masses, no ectoparasites.

EYES: cornea, anterior chamber, lens clear OU. No conjunctival hyperemia. No ocular discharge.

EARS: otic epithelium smooth and non-erythematous, no discharge, non-painful canals.

MOUTH: dental calculus, gingivitis. No masses or ulcers.

CV: MM: pink + moist, CRT: 1-2s, No murmurs or arrhythmias auscultated.

Femoral pulses, synchronous, symmetrical.

RESP: Clear lung sounds in all fields on inspiration. No crackles, wheezes, stridor, stertor.

ABD: Liver palpates within costal arch. No masses/organomegaly. Bowel loops smooth and non-painful. Bladder ...

Visit Summary**Visit#:** 8800EE **Patient:** 77-56-34**Page:** 2

MS: BCS: 9/9. No overt joint or long-bone pain. Non ambulatory
 LN: Mandibular, superficial cervical and popliteal lymph nodes <2cm
 Rectal: not done
 Neuro:
 Cranial Nerves: Intact
 Proprioceptive Placing: Intact
 Segmental Reflexes: Normal in 4.
 Conscious pain perception: Deep pain positive, inconsistent on LPL, present in 4 limbs
 Postural reactions: Delayed but present.
 Spinal Palpation: Not painfull

Medical/Surgical Procedures (Billing)

17Nov24 1107 - Emergency Exam
 17Nov24 1267 - Tranquilization

Diagnostic Procedures

Hematology	24H18859	17Nov24	7006 - Complete blood count
Chemistry	24C23084	17Nov24	7602 - Small Animal Panel 2
Chemistry	24C23085	17Nov24	7752 - Canine Thyroid Panel
Chemistry	24C23086	17Nov24	7723 - Cortisol.pre
SA Radiology	265243	17Nov24	6016 - X-Ray - Thorax

Clinical Diagnoses

1) Euthanasia

ATTACHMENT 4

CITY OF ROSEVILLE				22307			
NOTICE OF CITATION							
Date		Time		Day of Week			
2-28-2025		1305		Friday			
Name (First, Middle, Last)							
Sherry, Evie, Jackson							
Residence Address							
5224 Camp Creek Loop Roseville, CA 95747							
Business Address							
Driver's Lic. No.		State		Class		Date of Birth	
[REDACTED]		CA		C		[REDACTED]	
Sex	Hair	Eyes	Height	Weight	Discents	Age	
M	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	
Description of Animal (If Applicable)							
unknown							
Breed:		Color:		Age:		Sex:	
Vehicle Make		License #:					
Model:		Year:					
Color:							
Location of Violation							
5224 Camp Creek Loop Roseville CA 95747							
Date / Time of Violation							
2-28-2025 / 1305							
Code / Ordinance				Description of Violation			
RMC 7.16.010				licencing * 1			
I 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:		Issuing Officer:					
2-28-2025		Badge No.		M. Terry #3100			
COMPLAINING PARTY							
X Signature:		Complaint					
I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.							
X Signature:		Complaint					
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							



City Attorney
311 Vernon Street
Roseville, California 95678

CITATION APPEAL DECISION

Name of Appellant: Sherry Jackson

Citation Number: 22307

FIRST VIOLATION

Roseville Municipal Code Section: 7.16.010, Failure to License, 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: May 13, 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: May 13, 2025
Address: 216 Earl Ave. Roseville CA. 95678
Case #: CE24-0268
Citation #: #20986

Violation: 16.35.110 (13) Dangerous Building/Unpermitted Construction (2 Counts)(\$200):

1st count for unpermitted HVAC installation on the main structure (\$100).

2nd count for unpermitted construction/modification to the garage structure. (\$100)

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

Appellant: Wyatt Decker

Original 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 for an unpermitted accessory structure. Inspector Kokhanyuk contacted property owner Wyatt several times attempting to establish compliance. Due to staffing assignments, 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 (16.35.110 (13) RMC, and it also appears that the garage on the property has been converted to an ADU

with no permits. **(16.35.110 (13) RMC** (The city record also shows a previous complaint for an illegal ADU, case number [CE20-0563] "Converting garage into a living unit" which was closed due access denial)

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 previously 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 first 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".

During the appellants first appeal, held January 23, 2025, the panel reached a mixed decision regarding the case. Code Enforcement's charge for **19.60.040 ADU Permit Required**, was not upheld, due to a lack of evidence that the garage structure was converted to a habitable space. This was a direct result of the appellants refusal to cooperate with the request letter seeking inspection access, sent by Code Enforcement Supervisor J. Merriman dated November 1, 2024. Inspection access has been denied to date.

Code Enforcement's second charge in that hearing for **16.35.110 Dangerous building/Unpermitted Construction** was upheld. Inspections resumed February 21, 2025 as a result.

Upon re-inspection on February 21, 2025, inspector Rogers noted that the car port was now divided into 2 units which have been moved to 5 feet from the fence line. The carports are now in compliance with Roseville RMC; however, the unpermitted mini split HVAC unit remains at the main structure, and the garage remains structurally altered. Both remain in violation as they both require after the fact building permits.

To date, no permit applications have been filed for the completed construction at the property. A citation for violation of **16.35.110 (13) RMC (Dangerous Building)** was issued for both the unpermitted HVAC and the garage construction as a result. (See photo evidence below)

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:

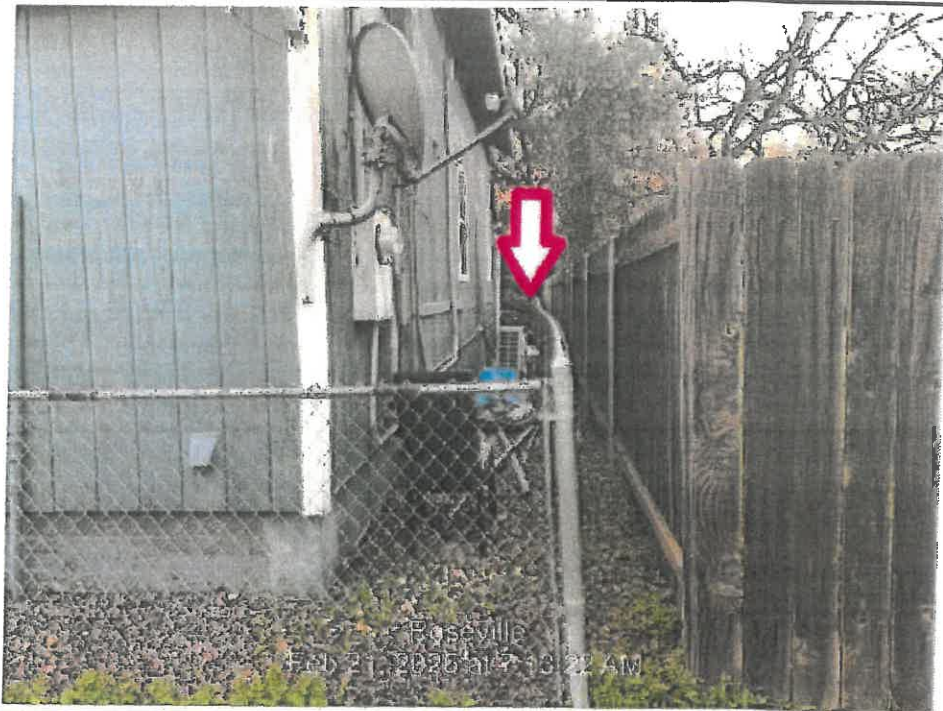
13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Uniform Building Code or Uniform Housing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

The subject of today's hearing is due to the fact that no curative action has been taken by the appellant to date, and new citations have been issued. Portions of the unpermitted HVAC remain in place for the main structure, and the garage structure remains significantly modified from its original condition with no permits in place for those modifications. The Appellant is appealing these new citations.

216 EARL: BEFORE & AFTER

Before	After
	
May 2020: Front of property – detached drive through garage. https://www.homes.com/property/216-earl-ave	January 2025: Code enforcement inspection photo. Front of building concealed by car port structure and fence.
	
May 2020: No carport structure blocking the front driveway to the detached garage. Garage door is clearly visible.	September 2024: Side view shows that the garage door has been removed, walled off and a man door and window have been installed, with no permits.
	
May 2020: Original Garage with garage door at the rear of the structure	February 2025: Rear of garage structure now with garage door also removed, walled off, and a window installed with no permits.

February 2025: HVAC Mini Split installed. A permit is required for installation of this unit. No permit is on file for this construction.



September 2024: Closeup view of the garage door removed, walled off and man door installed without permits.



Second HVAC installed with no permit. The appellant claims that is disabled; however the building official states that the unit must be removed completely or properly permitted.



Garage detail blowup illustrating major construction completed, including garage door removal, installation of a new wall, installation of a window, and installation of a man door. No permits exist for these modifications.



From: [Code Enforcement Complaint Log](#)
To: [John Baker](#)
Cc: [John Baker](#)
Subject: RE: City of Roseville - Public Records Request PR24-462: Completed
Date: Friday, November 1, 2024 2:12:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Wyatt,

Thank you for contacting Code Enforcement.

I have reviewed the comments that you submitted and appreciate the time you took to provide them.

Let me begin with stating the goal of Code Enforcement is to gain voluntary compliance, and that Code Enforcement for these types of complaints is strictly complaint driven. Our inspectors do not proactively investigate properties along the route to an alleged violation or assigned case. If you wish to report specific violations of other carports or public nuisances, you are encouraged to use our user-friendly app: [myCSN](#). We will be happy to investigate any complaints submitted.

With regards to this case, the PR24-462 demonstrates, there were multiple attempts to gain voluntary compliance; evidenced by numerous documented extensions. A citation warning was issued on 9/13/24 (not an actual citation), and yet another extension was granted at your request, to prepare for permit submittal. During a scheduled case review on 10/22/24, after multiple agreements to initiate action on your part, there was still no permit application and no further communication from you.

In truth, the City has afforded an abundance of opportunities to gain compliance, or even progress, over the previous seven (7) months. Although the municipal code affords Code Enforcement a range of legal remedies for noncompliance, it has taken the very minimal administrative action of issuing a single citation thus far on 10/24/24.

Given this, the best course of action at this time is to arrange for an inspection of the property with Inspector Alan Rogers, joined by a City of Roseville Building Inspector. This will allow our staff to determine exactly what permitting is required as you have indicated there may be some misconceptions based on staff observations from the right of way/neighborhood properties. With this, we can establish a clear baseline and proceed with bringing the property into compliance.

Please arrange a date with Alan that works with your schedule to carry out an inspection of your property by 11/15/24.

Again, our goal is voluntary compliance, and we are eager to assist resolving this matter with you in a timely manner.

Regards,

Jennifer Merriman
Code Enforcement Supervisor
Development Services Department - Building Division

(916) 774-5459 (916) 474-8475
City Center | 311 Yarnall Street | Roseville, CA 95678



Working together to build a quality community.



Development Services
Code Enforcement
311 Vernon Street
Roseville, California 95678-2648
916.774.5332 fax 916.774.5394

CODE ENFORCEMENT NOTICE

Date: 7-15-2020 Re-Inspection Date: 7-29-2020

The property at 216 Earl Street, Roseville, CA 95678
was inspected today because of concerns expressed to this office. During today's inspection, I
noted 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 16.35.110.13)

- Dangerous Building - Conversion of garage
unit without required permit(s).
- Digging a trench for sewer line
- Possible dry rot
- Please contact me at 916-774-5407. Thankyou!

It is our intent to work with property owners to keep their properties up to code. Your cooperation
in correcting the violation(s) is greatly appreciated. If you have any 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:

Sherine Sanders
Code Enforcement Inspector

Case #: CE20-0563

NCR.FORM1 05/13

If needed, a full breakdown of the timeline of events is listed below for your reference.

216 EARL

CE24-0268

Complaint: Unpermitted carport being built/Unpermitted Construction

Prior History:

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

Chronological History / CE24-0268:

02/28/2024 Received Complaint.

02/29/2024 – Upon initial inspection, inspector Kokhanyuk found that the 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. There is a mini split HVAC unit which has been installed on the main structure without a building permit and the garage structure has undergone major construction, also without a permit.

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

9/17/24: Public Records Request submitted by property owner and promptly responded to by code enforcement manager Jennifer M.- PRR-2024-462.

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;

10/31/24: Property owner Wyatt emailed the code enforcement complaint line and requested 10 day extension. The extension was granted.

11/01/24: CES Merriman emailed property owner and copied Alan Rogers with detailed response with instructions to arrange a date for an inspection of the property by 11/15/24. (See Exhibit C)

11/15/2024-Code enforcement received word that an appeal has been filed in the case.

1/23/2025-During the appeal hearing, the charge of an unpermitted ADU was dismissed; however, the charge of a dangerous building was upheld.

2/21/2024-Upon re-inspection, inspector Rogers noted that the car port is divided into 2 units which have been moved to 5 feet from the fence line. The carports are now in compliance; however, the unpermitted mini split HVAC unit remains at the main structure, and the garage remains structurally altered. Both remain in violation as they require building permits.

03/04/2025-Inspector Rogers issued a 1st Citation #20986 for the main structure and the garage structure for the following:

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.



Development Services Department
Code Enforcement
311 Vernon Street
Roseville, California 95678-2849
916.774.5332 fax 916.774.5394

EXHIBIT A

CODE ENFORCEMENT NOTICE

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

The property at 216 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 08
☐	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 18

(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)

Garport 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: Teres (916) 765-2521 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):
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>

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) 759-2246 if you have any questions regarding enforcement in this matter.

SIGNED:

Alza Rogers
Code Enforcement Inspector II

DATE: 09/13/2024

cc: Attorney

EXHIBIT C

Hello Wyatt,

Thank you for contacting Code Enforcement.

I have reviewed the comments that you submitted and appreciate the time you took to provide them.

Let me begin with stating the goal of Code Enforcement is to gain voluntary compliance, and that Code Enforcement for these types of complaints is strictly complaint driven. Our inspectors do not proactively investigate properties along the route to an alleged violation or assigned case. If you wish to report specific violations of other carports or public nuisances, you are encouraged to use our user- friendly app: [myRSVL](#). We will be happy to investigate any complaints submitted.

With regards to this case, the PRR24-462 demonstrates, there were multiple attempts to gain voluntary compliance; evidenced by numerous documented extensions. A citation warning was issued on 9/13/24 (not an actual citation), and yet another extension was granted at your request, to prepare for permit submittal. During a scheduled case review on 10/22/24, after multiple agreements to initiate action on your part, there was still no permit application and no further communication from you.

In truth, the City has afforded an abundance of opportunities to gain compliance, or even progress, over the previous seven (7) months. Although the municipal code affords Code Enforcement a range of legal remedies for noncompliance, it has taken the very minimal administrative action of issuing a single citation thus far on 10/24/24.

Given this, the best course of action at this time is to arrange for an inspection of the property with Inspector Alan Rogers, joined by a City of Roseville Building Inspector. This will allow our staff to determine exactly what permitting is required as you have indicated there may be some misconceptions based on staff observations from the right of way/neighborhood properties. With this, we can establish a clear baseline and proceed with bringing the property into compliance.

Please arrange a date with Alan that works with your schedule to carry out an inspection of your property by 11/15/24.

Again, our goal is voluntary compliance, and we are eager to assist resolving this matter with you in a timely manner.

Regards,

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 Ave. 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 #: Year:
Model: Year:

Location of Violation: 216 Earl Ave. 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

I 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 HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

K 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 - Issu: Dept Copy

CITY OF ROSEVILLE
NOTICE OF CITATION

20986

Date: 3-4-2025 Time: 10:45am Day of Week: Tuesday
Name (First, Middle, Last): Wyatt Decker
Residence Address: 216 Earl Ave 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 #: Year:
Model: Year:

Location of Violation: 216 Earl Ave Roseville CA 95678
Date / Time of Violation: March 4, 2025 11:45 AM
Code / Ordinance: Description of Violation:

16.35.110 Dangerous Building
Main Structure 1 count
Garage Structure 1 count

I 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: 3-4-2025 Issuing Officer: 22514
Badge No.

COMPLAINING PARTY

X Signature: 

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

K 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 - Issu: Dept Copy

May 6, 2025

Roseville Code Enforcement

Alan Rogers

Via email: Adogers@Roseville.ca.us

Dear Mr. Rogers,

I have owned the property at 212 Earl Ave, Roseville CA. since August 2008. Since that time the property had a garage adjacent to my property. Sometime in 2022 I went over to my property and noticed that there was a person that entered into the property via a front door. I then noticed that the garage had been converted to a living structure. There were several people coming and going that day so I could tell it was now a living structure.

It's been my experience that when a property owner wants to do a modification the City of Roseville building department would have sent me a notice, since the property is adjacent to mine. Apparently, the owner converted the garage to a living structure without the proper permits.

In addition to this the owner installed a metal carport on the fence line. This structure was also put on the property fence line without any setbacks. No permits were pulled for this structure either. Recently he cut a portion of the carport away in the middle. I'm unclear how this would now pass the building department codes.

Acceptance of these building changes without the necessary permits, sets precedence to other owners that we can make modifications and additions to our properties without then necessary city approvals.

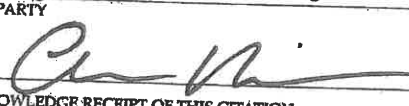
I would have preferred to be at the hearing in person, but I am out of town for several weeks.

Respectfully,

Eve Fenstermaker

CITY OF ROSEVILLE
NOTICE OF CITATION

20986

Date 3-4-2025		Time 10:45am		Day of Week Tuesday	
Name (First, Middle, Last) Wyatt Decker					
Residence Address 216 Earl Ave 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 Ave Roseville CA 95678					
Date / Time of Violation March 4, 2025 11:45 AM					
Code / Ordinance		Description of Violation			
1b, 35.110 ⁽¹³⁾ Dangerous Building					
Main Structure 1 count					
Garage Structure 1 count					
☐ 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: 3-4-2025		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					



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Administrative Citation Appeal – Request For Hearing 2025-03-24 02:10 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:** Wyatt Decker

***Citation
Number:** 20986

***Home
Address:** 216 Earl Ave

***City** Roseville

***Zip** 95678

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

***Phone
Number:**

***Email:**

one of the things on this citation was previously corrected several months ago and i don't believe the other actually applies to what the citation was for.

***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

CITATION APPEAL DECISION

Name of Appellant: Wyatt Decker

Citation Number: 20986

FIRST VIOLATION

Roseville Municipal Code Section: 16.35.110(13), Dangerous Building – Main Structure

- ☒ 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: 20986

SECOND VIOLATION

Roseville Municipal Code Section: 16.35.110(13), Dangerous Building, Garage Structure

- ☒ 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: May 13, 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.