



AGENDA

January 23, 2025

BOARD OF APPEALS HEARING

3:00 p.m.

City Council Chambers

311 Vernon Street

Roseville, CA 95678

www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Levine Act Provisions - The Levine Act requires a Party (or its agent (s)) to a Proceeding before the City of Roseville that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officers (including Councilmembers, Planning Commissioners, and members of other City boards and commissions) totaling more than \$250 within the 12 months before the City decision.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

- 1. CALL TO ORDER**
- 2. ROLL CALL (SILENT)**

3. IDENTIFICATION OF CHAIR

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENTS

6. SWEAR IN

7. MATTERS TO BE HEARD

7.1. Appeal of Citation No.: 22250 - Alona Kizenko

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

Roseville Municipal Code Sections:

9.10.200 (E), Certificate on Display

9.10.240 (A), Display Massage Business Permit

9.10.220(H), Customer/Client Register

9.10.200 (F), Employee and Independent Contractor Reporting

7.2. Appeal of Citation No. 20943 - Wyatt Decker

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

Roseville Municipal Code Sections:

19.60.040, Permit Requirements - ADU Permit Required

16.36.110, Dangerous Building

8. ADJOURNMENT



BOARD OF APPEALS COMMUNICATION

Title: Appeal of Citation No.: 22250 - Alona Kizenko
Contact: Kelly Aye 916-774-5325 kaye@roseville.ca.us

Meeting Date: 1/23/2025
Item #: 5.1.

RECOMMENDATION

Consider the appeal of citation no. 22250, submitted by Alona Kizenko for the following violations:

Violation RMC 9.10.200(E) – Certificate on Display (\$100)

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 9.10.240(A) – Display Massage Business Permit(\$100)

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

Violation RMC 9.10.220(H) – Customer/Client Register (\$100)

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.

Violation RMC 9.10.200(F) – Employee and Independent Contractor Reporting (\$100)

No owner and/or manager shall employ or retain any person as a massage professional who does not have an active and valid CAMTC certificate or exemption certificate. Every owner or manager shall report to the chief of police any change of employees or independent contractors, whether by new or renewed employment, discharge or termination, on the form and in the manner required by the chief of police. The owner or manager shall provide the name of the employee or contractor and the date of hire or termination within seven calendar days of the date of hire or termination.

BACKGROUND

Community Services Officer Erika Broussard issued a citation to Alona Kizenko on November 13, 2024 for violations found during a massage compliance inspection at Euro Spa and Massage located at 107 S. Harding Blvd.

Alona Kizenko filed an appeal on December 10, 2024.

Respectfully Submitted,

Kelly Aye, Board Secretary

Travis Cochran, Deputy City Attorney

ATTACHMENTS:

Description

Staff Report

Citation

Appeal



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

**Administrative Citation Appeal Hearing
Staff Report**

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

Narrative:

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

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

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

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

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

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

Violation RMC 9.10.200(E) – Certificate on Display

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

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

Violation RMC 9.10.240(A) – Display Massage Business Permit

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

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

Violation RMC 9.10.220(H) – Customer/Client Register

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

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

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

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

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

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

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

Attachments: Business License
Sign in Sheet

RECEIVED

NOV 18 2024

ROSEVILLE
CITY ATTORNEY

Pg 2 of 2

Roseville Police Department		22250	
CONTINUATION OF NOTICE TO APPEAR OF Citation		☐ Traffic ☐ MISDEMEANOR Nontraffic (Citation No.)	
Date	Time	AM	Day of Week
1 11 / 13 / 24	0800	PM	SMTWTFSS
Case No. 2024-60911			
Name (First, Middle, Last)			
2. Alona Kizenko			
Veh. Uc. No. or VIN			
State			
Correctable Violation (Veh. Code, § 40810)			
Yes	No	Code and Section	Description
☒	☐	Rmc 9.10.220(H)	Client Register
☒	☐	Rmc 9.10.200(F)	Employee and
☒	☐		Independent Contractor Reporting
7	☐		
8	☐		
9	☐		
10	☐		
11	☐		
12	☐		
13	☐		
14	☐		
15	☐		
16	☐		
17	☐		
18	☐		
19	☐		
20	☐		
21. ☐ Violations not committed in my presence, declared on information and belief.			
I declare under penalty of perjury under the laws of the State of California the foregoing is true and correct, and a continuation of the enforcement document noted.			
22.	E. Broussard		3070
	Arresting or Citing Officer		Badge No.
23.	Date		Name of Arresting Officer, if different from Citing Officer
			Badge No.
24.	WITHOUT ADMITTING GUILT, I PROMISE TO APPEAR AT THE TIME AND PLACE INDICATED.		
	X Signature Complaint Cite		
Judicial Council of California Form Rev. 01-01-04 (Veh. Code, §§ 40500(b), 40513(b), 40522, 40600; Pen. Code, § 853.9)			
SEE REVERSE TR-106			

CITY OF ROSEVILLE		2024-60911	
NOTICE OF CITATION		Pg 1 of 2	
Date	Time	Day of Week	
11/13/24	0800	Wed	
Name (First, Middle, Last)			
Alona Kizenko			
Residence Address			
1643 McGill Street Lincoln CA 95648			
Business Address			
Euro Spa and Massage 107 S Harding Blvd, Ste B Roseville CA 95678			
Description of Animal (If Applicable)			
Breed:	Color:	Age:	Sex:
Vehicle Make	License #:		
Model:	Year:		
Color:	Location of Violation		
107 S Harding Blvd, Ste B			
Date / Time of Violation			
11/08/24 1500 hrs			
Code / Ordinance	Description of Violation		
Rmc 9.10.030(A) Massage Business Permit			
Rmc 9.10.030(B) Certificate Approved Massage School			
Rmc 9.10.200(E) Certificate on Display			
Rmc 9.10.240(A) Display Massage Business Permit			
☐ 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:	11/13/24	Issuing Officer:	3070
		Badge No.	E Broussard
COMPLAINING PARTY			
X Signature: Complaint Cite			
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			

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



REQUEST FOR HEARING

Appeal of Administrative Citation

Name: Alona Thizento

Address: 1643 McGill Street Lincoln, CA
95678

Mailing Address: ☐ Same as above

RECEIVED

DEC 10 2024

ROSEVILLE
CITY ATTORNEY

* Phone Number: ([REDACTED])

Email: [REDACTED]

Citation Number: 22250 Date of Citation: 11/13/24

Reason for Appeal:

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

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

Signature of Appellant: A. Hooper

Date: 12/10/24

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

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

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

SALE

REF#: 00000004

Batch #: 160
12/09/24 15:47:53
APPR CODE: 04555B
Trace: 4
VISA Chip
*****4492 **/**

AMOUNT \$100.00

APPROVED

A. J. J.

VISA CREDIT

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Alona Kizenko

the designation of

CERTIFIED 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, **Alona Kizenko** is recognized as a **CMT** in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

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



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

*Jeffrey Fothan, Chairman of the Board
California Massage Therapy Council
CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814*

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

The Fair Oaks Massage Institute

10723 Fair Oaks Blvd Fair Oaks, CA 95628

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

Alona Kizenko

For a Certificate of Completion as a

Holistic Massage Therapist

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

Fair Oaks Massage Institute and its associates.

In witness thereof, the following have affixed their signatures hereto

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

Course Type: Live Course

Madonna R. Polley

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

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

NCBTMB Approved, Provider# 450509-07 California Board of Registered Nursing, Provider# CEP 13933

CAMTC School ID # SCH0044



California State Law requires you to

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

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

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

BUSINESS LICENSE CERTIFICATE

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



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

BUSINESS NAME: EUROPEAN MASSAGE & SPA - ALONA KIZENKO

DESCRIPTION: MESSAGE THERAPIST

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

BUSINESS OWNER: TATYANA ELLARD

Special Conditions: MESSAGE

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

Business License Number: 00850999

Effective Date: February 26, 2024

Expiration Date: December 31, 2024

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

EUROPEAN MASSAGE & SPA - ALONA KIZENKO:

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

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

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



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



CITY OF ROSEVILLE BUSINESS TAX CERTIFICATE

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

License Number: 00850999

Date of Issue: 02/26/2024

COMMERCIAL BUILDING ROOM RENTAL AGREEMENT

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

TATYANA ELLARD

(the "Landlord")

AND

ALONA KIZENKO

(The "Tenant")

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

Rental Property

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

Term

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

Rent

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

Tenant Improvements

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

Utilities and Other Charges

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

Insurance

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

Attorney Fees

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

Governing Law

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

Severability

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

Amendment of Agreement

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

Additional Clause

26. Tenant must possess a valid Roseville Business License.

Assignment and Subletting

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

Damage to Property

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

Care and Use of Property

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

Rules and Regulations

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

Address for Notice

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

a. Name: ALONA KIZENKO

b. Phone: [REDACTED]

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

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

General Provisions

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

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

Landlord



TATYANA ELLARD

Tenant



ALONA KIZENKO

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

Tenant







BOARD OF APPEALS COMMUNICATION

Title: Appeal of Citation No. 20943 - Wyatt Decker
Contact: Kelly Aye 916-774-5325 kaye@roseville.ca.us

Meeting Date: 1/23/2025
Item #: 5.2.

RECOMMENDATION

Consider the appeal of citation no. 20943, submitted by Wyatt Decker for the following violations:

19.60.040 Permit Requirements - ADU Permit Required (\$100)

A building permit shall be required prior to construction or creation of an accessory dwelling unit or junior accessory dwelling unit.

16.35.110 Dangerous Building (\$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

BACKGROUND

Code Enforcement Officer Alan Rogers issued a citation to Wyatt Decker on October 24, 2024 for an unpermitted building located at 216 Earl Ave.

An appeal was submitted by Wyatt Decker on November 14, 2024.

Respectfully Submitted,

Kelly Aye, Board Secretary

Travis Cochran, Deputy City Attorney

ATTACHMENTS:

Description

Staff Report

Citation

Appeal



Development Services Department
Building Inspection Division

Administrative Citation Appeal Hearing Staff Report

Date of Hearing: January 23, 2025

Address: 216 Earl Ave. Roseville CA. 95678

Case #: CE24-0268

Citation #: #20943

Violation: Unauthorized Accessory Structure

Appellant: Wyatt Decker

Complainant Description: Illegal accessory structure

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

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

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

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

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







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



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

CITY OF ROSEVILLE
NOTICE OF CITATION

20943

Date 10-24-2024		Time 8:00am		Day of Week Thursday	
Name (First, Middle, Last) Wyatt Decker					
Residence Address 216 Earl Av. Roseville CA 95678					
Business Address					
Driver's Lic. No.			State	Class	Date of Birth
Sex M F	Hair	Eyes	Height	Weight	Decent
Age					
Description of Animal (If Applicable)					
Breed:		Color:		Age:	Sex:
Vehicle Make		Model:		License #:	
Color:		Year:			
Location of Violation 216 Earl Av. Roseville CA 95678					
Date / Time of Violation October 24, 2024 8:00 AM					
Code / Ordinance 19.60.040 ADU permit Required 16.35.110 Dangerous Building					
☐ VIOLATIONS NOT COMMITTED IN MY PRESENCE, CERTIFIED ON INFORMATION AND BELIEF. I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT. Date: 10-24-24 Issuing Officer: 22514 Badge No.					
COMPLAINING PARTY					
X Signature: 					
I 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					



View Edit Report Activity

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

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

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

***Name:** Wyatt Decker

***Citation Number:** 20943

***Home Address:** 216 Earl Avenue

***City** Roseville

***Zip** 95678

Mailing Address (if different from above):

***Phone Number:**

***Email:**



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

***Reason
for
Appeal:**

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

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

Submit

Cancel

