



Roseville Electric Building, 116 S. Grant Street, 1st Floor

roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Board of Appeals are held on the second Tuesday of the month at 9:00 a.m. and the fourth Thursday of the month at 3:00 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: According to the Brown Act, the Board of Appeals is prohibited from taking any action, debating, or discussing items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms and information.

Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the secretary for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting, including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.
City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol.



Joseph Bales, Board Member
Sharon Lawin, Board Member
Connor Milligan, Board Member
Arthur Pauly, Jr., Board Member
Howard Rudd, Board Member
Tom Rutherford, Board Member
Charles Sandoval, Board Member
Louise Santiago, Board Member
Robert Schmitt, Board Member
Andrea Seminer, Board Member
Sandeep Upamaka, Board Member
Lynda Risucci, Secretary
Travis Cochran, Liaison

AGENDA

Board of Appeals Hearing Meeting

December 9, 2025

9:00 AM

Roseville Electric Building, 116 S. Grant Street, 1st Floor

I. CALL TO ORDER

II. ROLL CALL (SILENT)

III. IDENTIFICATION OF CHAIR

IV. PLEDGE OF ALLEGIANCE

V. PUBLIC COMMENTS

VI. SWEAR IN

VII. MATTERS TO BE HEARD

1. Appeal of Administrative Citation No.: 22146 - Crystal Perego

Summary:

Appellant: Crystal Perego, 410 Riverside Avenue, Roseville, CA 95678
Roseville Municipal Code Section 7.12.010, Leash Law (\$100)

CONTACT: Lynda Risucci 916-774-5363 Imrisucci@roseville.ca.us

2. Appeal of Administrative Citation No.: 21450 - Chiab Celina Yang

Summary:

Appellant: Chiab Celina Yang, 6096 Shimmer Falls Drive, Roseville, CA 95747
Roseville Municipal Code Section 7.16.010, Failure to License, Two Counts (\$150)

CONTACT: Lynda Risucci 916-774-5363 Imrisucci@roseville.ca.us

3. Appeal of Administrative Citation No.: 22399 - Dawn Carol Owens

Summary:

Appellant: Dawn Carol Owens, 103 C Street, Roseville, CA 95678

Roseville Municipal Code Section 7.16.010, Failure to License, Three Counts (\$225)

CONTACT: Lynda Risucci 916-774-5363 Imrisucci@roseville.ca.us

VIII. STAFF/BOARD REPORTS

IX. ADJOURNMENT



Board of Appeals Communication

Meeting Date: 12/9/2025
Item #: VII.1
Item ID: 2025-870

Title: Appeal of Administrative Citation No.: 22146 - Crystal Perego
Contact: Lynda Risucci 916-774-5363 lmriscucci@roseville.ca.us

SUMMARY

Appellant: Crystal Perego, 410 Riverside Avenue, Roseville, CA 95678
Roseville Municipal Code Section 7.12.010, Leash Law (\$100)

RECOMMENDATION

Consider the appeal of Administrative Citation No.: 22146, submitted by Crystal Perego for the following violation:

Violation: RMC § 7.12.010 Leash law (1 count)

No person shall permit or allow any dog to run at large. This section may be cited as the "leash law."

RMC § 7.04.060 at large defined.

"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.
- B. A dog shall not be considered "at large" if it is:
 1. A guide dog, signal dog, or service dog as defined in Section 54.1 of the California Civil Code, as may be amended, while performing the duties it is trained to perform;
 2. Assisting or in training to assist a peace officer who is engaged in law enforcement duties;
 3. Enrolled and actively participating in a commercial dog training or obedience class, exhibition or competition;
 4. Within the confines of a city-designated dog park and licensed pursuant to this chapter;
 5. Securely confined in a vehicle.

Respectfully Submitted,
Lynda Risucci, Legal Assistant

Travis Cochran, Senior Deputy City Attorney

ATTACHMENTS:

1. Staff Report Perego

2. Citation Perego
3. Request for Hearing Perego

REVIEWERS:

Lynda Risucci, City Attorney Department

Created -



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

Administrative Citation Appeal Hearing

Staff Report

Date of Hearing: Tuesday, December 9th, 2025 @ 09:00 AM
Appellant: Crystal Perego @ 410 Riverside Ave #18.
Citation: 22146

Violation: RMC § 7.12.010 Leash law (1 count)

No person shall permit or allow any dog to run at large. This section may be cited as the “leash law.”

RMC § 7.04.060 at large defined.

“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.

B.

A dog shall not be considered “at large” if it is:

1.

A guide dog, signal dog, or service dog as defined in Section 54.1 of the California [Civil Code](#), as may be amended, while performing the duties it is trained to perform;

2.

Assisting or in training to assist a peace officer who is engaged in law enforcement duties;

3.

Enrolled and actively participating in a commercial dog training or obedience class, exhibition or competition;

4.

Within the confines of a city-designated dog park and licensed pursuant to this chapter;

5.

Securely confined in a vehicle.

Narrative:

On September 19th, 2025, at 1943 hours, Roseville Police Animal Control received a complaint regarding a dog that resides at the address of 410 Riverside Ave unit #18.

On September 20th, Animal Control Officer (ACO) M. Terry contacted the reporting party Yuliya Levchuk via telephone. Yuliya stated that the dog was off leash in the common space of the apartment complex. While the dog was off leash in the common space it chased her 13-year-old son and was barking and growling at people. Yuliya reported that the dog has been off leash in

the common space of the apartment complex and has chased her son 3 different times and she is worried that her son is going to be injured by the dog. Yuliya requested that a citizen citation be issued on her behalf for leash law.

On September 20th, ACO M. Terry met with dog owner Frank Perego at his residence. Frank was not present at the time of the incident. I educated Frank on Roseville municipal codes and issued a notice to comply. I advised Frank that a citizen citation was going to be issued to his wife Crystal Perego for allowing the dog to be off leash in the common space in the apartment complex. Frank provided the information for their dog as "Peaches" a 1-year-old, spayed female, white and cream Chihuahua, Pitbull, and Yorkie mix. Frank claimed that "Peaches" is an emotional support animal. While speaking to Frank another child in the apartment complex was standing at the front door to unit #18 and stated that "Peaches hates the reporting party's son and that "Peaches" will chase any child that runs".

On September 20th, ACO M. Terry spoke with dog owner Crystal via telephone. Crystal that at the time of the incident her and her father were inside unit #18 and were building a bedframe and installing carpet. "Peaches" was on the front porch and was confined behind a baby gate. The reporting party's son was stomping his feet at "Peaches" and one of the other children in the complex opened the gate. "Peaches" chased the reporting party's son, but Crystal believes its because the child was provoking "Peaches". I advised Crystal of the citizen citation.

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

CITY OF ROSEVILLE
NOTICE OF CITATION 25-56517 22146

Date: 9-20-25 Time: 1747 Day of Week: Saturday

Name (First, Middle, Last): Crystal, Dawn, Peregó

Residence Address: 410 Riverside #18
Roseville CA 95678

Business Address: _____

Driver's Lic. No. [Redacted] State: [Redacted] City: [Redacted]

Description of Animal (If Applicable): ^{PEACHES}
Breed: Chihuahua ^{Mix} Color: white/cream Age: 1yo Sex: SF

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

Location of Violation: 410 Riverside

Date / Time of Violation: 9-20-2025 1930

Code / Ordinance: RMC 7.12.010 Description of Violation: leash law x1

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: 9-20-25 Issuing Officer: M. TERRY #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

12409?

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Administrative Citation Appeal – Request For Hearing 2025-09-29 03:56 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:** Crystal Perego

***Citation Number:** 22146

***Home Address:** 410 RIVERSIDE AVE

***City** ROSEVILLE

***Zip** 95678

Mailing Address (if different from above):

***Phone Number:** [REDACTED]

***Email:** [REDACTED]

My dog is being falsely accused by a neighbor who's son intentionally antagonizes my dog when she is on the porch which is gated to keep her enclosed to my personal space. There are multiple witnesses that will testify to this. My dog does not go out of my apartment with out a leash nor is she aggressive. I have had several incidents where her child is violent and aggressive towards my child my dog and other children in the complex.

***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



Board of Appeals Communication

Meeting Date: 12/9/2025
Item #: VII.2
Item ID: 2025-871

Title: Appeal of Administrative Citation No.: 21450 - Chiab Celina Yang
Contact: Lynda Risucci 916-774-5363 Imrisucci@roseville.ca.us

SUMMARY

Appellant: Chiab Celina Yang, 6096 Shimmer Falls Drive, Roseville, CA 95747
Roseville Municipal Code Section 7.16.010, Failure to License, Two Counts (\$150)

RECOMMENDATION

Consider the appeal of Administrative Citation No.: 21450, submitted by Chiab Celina Yang for the following violation:

Violation: RMC § 7.16.010 Licensing (2 counts)

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

Respectfully Submitted,
Lynda Risucci, Legal Assistant

Travis Cochran, Senior Deputy City Attorney

ATTACHMENTS:

1. Staff Report Yang
2. Citation Yang
3. Request for Hearing Yang

REVIEWERS:

Lynda Risucci, City Attorney Department

Created -



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

Administrative Citation Appeal Hearing

Staff Report

Date of Hearing: Tuesday, December 9th, 2025 @ 09:00 AM
Appellant: Chlab Yang @ 6096 Shimmer Falls Dr.
Citation: 21450

Violation: RMC § 7.16.010 Licensing (2 counts)

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

Narrative:

On February 19th, 2025, at 1233 hours Roseville Police Animal Control received a complaint regarding two dogs housed in a kennel in the backyard with no food or water. A welfare check was performed, and Animal Control Officer (ACO) M. Terry met with Chlab Yang at her residence, who confirmed that she had two dogs which were in the garage at the time of my arrival. A license application and ACO Pamphlet was mailed to Chlab to license her dogs.

On March 17th, 2025, Roseville Police Animal Control received another welfare check for two dogs housed in a kennel without food or water. ACO B. Chacon-Raoul contacted dog owner Aaron Vang who advised there was one dog, and he was educated on licensing the dog again. Aaron stated he was in the process of licensing the dog.

On September 13th, while performing licensing follow up ACO M. Terry discovered that Chlab Yang had still not licensed the two dogs that she confirmed she owned on February 19th.

To this day no dogs are currently licensed at the address of 6096 Shimmer Falls or under Chlab Yang's name.

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

CITY OF ROSEVILLE

NOTICE OF CITATION

25-55029

GC 5007

21450

Date	Time	Day of Week
9-13-2025	1427	Saturday
Name (First, Middle, Last)		
Chiab, celina, Yang		
Residence Address		
6096 Shimmer falls Dr. Roseville CA 95747		
Business Address		
—		
Driver's Lic. No.	State	Class
[REDACTED]		
Date of Birth	Decent	Age
[REDACTED]		
Description of Animal (if Applicable)		
Breed:	Color:	Age:
Dog x Z		
Sex:		
Vehicle Make	License #:	
Model:	—	
Color:	Year:	
Location of Violation		
6096 Shimmer falls Dr.		
Date / Time of Violation		
9-13-2025 1427		
Code / Ordinance	Description of Violation	
RMC 7.16.010	licensing x Z	
<input type="checkbox"/> 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: 9-13-2025 Issuing Officer: M. Tenny #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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Administrative Citation Appeal – Request For Hearing 2025-10-02 11:43 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:** Chiab Celina Yang

***Citation Number:** CE25-00032

***Home Address:** 6096 Shimmer Falls Dr.

***City** Roseville

***Zip** 95747

Mailing Address (if different from above):

***Phone Number:** [REDACTED]

***Email:** [REDACTED]

The citation states that I have failed to license TWO (2) dogs, but this is incorrect and untrue.

I occasionally dog sit family member's pets at my home and the calls to animal control were deemed to be harassment from my neighbor. Which was later confirmed by the animal control officer that conducted the home visit.

I have one dog that I have recently taken full ownership of and have begun the registration process for him through Roseville City.

Please let me know if there are any questions, I prefer to be contacted via phone.

Thank you

***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



Board of Appeals Communication

Meeting Date: 12/9/2025
Item #: VII.3
Item ID: 2025-872

Title: Appeal of Administrative Citation No.: 22399 - Dawn Carol Owens
Contact: Lynda Risucci 916-774-5363 lmriscucci@roseville.ca.us

SUMMARY

Appellant: Dawn Carol Owens, 103 C Street, Roseville, CA 95678
Roseville Municipal Code Section 7.16.010, Failure to License, Three Counts (\$225)

RECOMMENDATION

Consider the appeal of Administrative Citation No.: 21450, submitted by Dawn Carol Owens for the following violation:

Violation: RMC § 7.16.010 Licensing (3 counts)

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

Respectfully Submitted,
Lynda Risucci, Legal Assistant

Travis Cochran, Senior Deputy City Attorney

ATTACHMENTS:

1. Owens Citation
2. Request for Hearing Owens
3. Staff Report Owens

REVIEWERS:

Lynda Risucci, City Attorney Department

Created -

CITY OF ROSEVILLE
NOTICE OF CITATION

2025-50216

22399

Date	8/27/25	Time	1700	Day of Week	Wednesday
Name (First, Middle, Last) Dawn Carol Owens					
Residence Address 103 C St. Roseville, CA 95678					
Business Address					
Driver's Lic. No. [REDACTED] State [REDACTED] City [REDACTED]					
M/F [REDACTED]					
Description of Animal (if applicable) Breed: ^{more} 20 yr red chihuahua mix Color: red Age: 20 yr Sex: [REDACTED]					
Vehicle Make "Miss Kitty" 1970 License #: DSTH					
Model:					
Color:					
Year:					
Location of Violation 103 C St.					
Date / Time of Violation 8/27/25 1700hrs					
Code / Ordinance RMC 7.16.010 licensing x3					
Description of Violation					
<input type="checkbox"/> 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: 8/27/25		Issuing Officer: Badge No. N. Sammons #3075			
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					



REQUEST FOR HEARING Appeal of Administrative Citation

Name:

Dawn-Carol Owens

Address:

103 C Street

Roseville, CA 95678

Mailing Address:

Same as above

Phone Number:

(

Email:

Citation Number:

22399

Date of Citation:

8/27/25

Reason for Appeal:

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

1) don't have rabbits; 2) not paying for neighbor's cat; 3) didn't have dogs paperwork (Thor)

Signature of Appellant:

Date:

9/30/25

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

* Mail & email appeal hearing notification.



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

Administrative Citation Appeal Hearing Staff Report

Date of Hearing: Tuesday, December 9, 2025 @ 9:00 AM
Appellant: Dawn Carol Owens. @ 103 C St.
Citation: 22399

Violation: RMC 7.16.010 Licensing (3 counts)

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

Narrative:

The following narrative is regarding the specific Animal Control incident regarding the citation subject to this appeal (Citation #22399).

On August 22, 2025, at approximately 1357 hours, Roseville Police Animal Control dispatch received a complaint regarding the welfare of animals on Dawn Carol's property.

On August 22nd, Animal Control Officer (ACO) N. Sammons responded to the residence. ACO Sammons viewed a liver/ fawn colored American Pitbull Terrier type dog laying in the backyard of the east side of the residence, closest to the alley. While on scene ACO Sammons also viewed a dark colored cat inside a large wire crate.

ACO Sammons conducted a records check which confirmed that Dawn Carol adopted a liver/fawn colored American Pitbull Terrier named "Thor" in June 2024. This matched the description of the Pitbull dog seen at the residence.

ACO Sammons left a door card at the residence requesting a call back from Dawn Carol.

On August 23rd, ACO M. Terry spoke with Dawn Carol over the phone. During the conversation, Dawn Carol advised that she owned three animals, "Miss Kitty" a 15-16 year old, gray and white Domestic Shorthair Cat, "Morea Precious Hope" a 2 year old tan Chihuahua mix, and "Thor" the Pitbull described above. Dawn Carol claimed that "Morea Precious Hope" was her Emotional Support Animal.

On August 27th, ACO Sammons spoke with Dawn Carol over the phone who advised that she had let the cat loose that was in the crate in her yard. Later that day, ACO

Sammons and ACO Terry responded to Dawn Carol's residence and viewed both dogs, "Thor" and "Morea Precious Hope".

I forwarded citation # 22399 for three counts of licensing to the City Attorney's office for review.

Respectfully Submitted,
N. Sammons, Badge #3075
Animal Control Officer