



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.

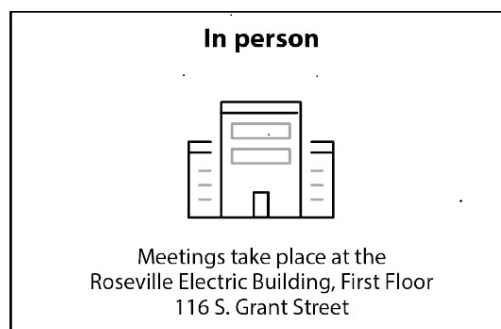
Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms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

Viewing Options: The City of Roseville provides the following option for viewing hearings:





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

April 23, 2026

3:00 PM

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 Citation No. 22216 - Christine Morgan

Summary: Appellant: Christine Morgan, 112 Glenwood Circle, Roseville, CA 95747
Roseville Municipal Code Section 7.16.010, Licensing, One Count (\$75.00)

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

2. Appeal of Administrative Citation No.: 21459 - Guifeng Xiong

Summary: Appeal of Administrative Citation No.: 21459 - Guifeng Xiong, 916 Puma Street,
Rocklin, CA 95765

Roseville Municipal Code Section 9.10.030(A) - Operating Without Massage Permit (\$500.00)

Roseville Municipal Code Section 9.10.030(B) - Operating Without Massage CAMTC Certificate
(\$250.00)

Roseville Municipal Code Section 9.10.200(G) - Employee Dress Code (\$250.00)

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

3. Appeal of Administrative Citation No.: 22066 - Yan Yan Zhang

Summary: Appeal of Administrative Citation No.: 22066 - Yan Yan Zhang, 8423 Oak Flat Way, Antelope, CA 95843

Roseville Municipal Code Sections:

9.10.030(A) - Operating Without Massage Business Permit (\$500.00)

9.10.030(B) - Operating Without CAMTC or Exempt (\$250.00)

9.10.200(E) - Failure to Display of CAMTC Certificate or Exempt (\$100.00)

9.10.200(F) - Employee/IC Reporting (\$100.00)

9.10.210(K) - Window Coverings (\$100.00)

9.10.220(B) - Linen (\$100.00)

9.10.220(H) - Client Records (\$250.00)

9.10.220(D) - Alcohol (\$250.00)

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VIII. STAFF/BOARD REPORTS

IX. ADJOURNMENT