



City Council Chambers, 311 Vernon Street

roseville.ca.gov

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Planning Commission are held on the second and fourth Thursday of the month at 6:30 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 blue speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Planning Commission cannot discuss or act on items not listed on the agenda.

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

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 Roseville 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. (City Council Only)

Viewing Options: The City of Roseville provides three options for viewing meetings:

In person  Meetings take place at the City Council Chambers, 311 Vernon Street	Online  Watch meetings live on the City's YouTube channel or at roseville.ca.gov/watch. Past meetings are also available on the City's YouTube channel.	On TV  Watch live on government access channel (Comcast 14).
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Kim Ryan Unidad, Chair
Bruce Hagler, Vice Chair
Clifford Haggenjos, Jr., Commissioner
Ed Kriz, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Jason Probst, Commissioner
Lupe Nelson, Secretary
Lauren Hocker, Liaison

AGENDA

Planning Commission Meeting

September 10, 2026

6:30 PM

City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion of the Planning Commission. Any person may request an item be removed from the Consent Calendar for further discussion.

1. Minutes of August 27, 2026

VI. REQUESTS/PRESENTATIONS

1. Amoruso Ranch Specific Plan Parcel AR-28, AR-39, AR- 40, AR-42, AR-43 & AR-45 - Amoruso Phase 1 Subphase D & E, 4501 Westbrook Bl, File # PL26-0068

Request: The project includes a General Plan Amendment and Specific Plan Amendment to the Amoruso Ranch Specific Plan (ARSP) to transfer units between parcels in the Specific Plan and make minor modifications to the acreages of large lot parcels, which require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. Additionally, the project proposes the third Amendment to the two ARSP Development Agreements by and between the City of Roseville and Brookfield Sunset, LLC and Jennifer M. Amoruso to reflect the project modifications. A Large Lot Tentative Subdivision Map Modification is proposed to align with the revised land use designations, and a Small Lot Tentative Subdivision Map is proposed to create 451 single-family residential lots, open space parcels, park parcels, and public/quasi-public parcels for city utilities, as well as landscape and

right-of-way parcels. A Design Review for Residential Subdivisions (DRRS) is requested to review home plans and modify development standards for various residential subdivisions.

Applicant: Vance Jones, Wood Rodgers, Inc.

Owner: Gonzalo Rodriguez, Brookfield Sunset LLC

Owner: Angela Eisenpress, Amoruso Family Living Trust

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Consider the third Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the third amendments to the two (2) Development Agreements;
6. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to five (5) conditions of approval;
7. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to ninety (90) conditions of approval;
8. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to twenty-seven (27) conditions of approval.

2. Amoruso Ranch Specific Plan Parcel AR-1, AR-2, AR 3 - Amoruso Map C, 5471 Green Feather Wy, File # PL26-0310

Request: The applicant requests a Small Lot Tentative Subdivision Map to subdivide Amoruso Ranch Specific Plan (ARSP) Parcels AR-1, AR-2, and AR-3 into 406 residential lots.

Applicant: Vance Jones, Wood Rodgers, Inc.

Property Owner: Gonzalo Rodriguez, Brookfield Sunset LLC

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-eight (78) conditions of approval;

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT