



Kim Ryan Unidat, Chair
Clifford Haggenjos, Jr., Commissioner
Bruce Hagler, Commissioner
Ed Kriz, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Jason Probst, Commissioner
Lupe Nelson, Secretary
Lauren Hocker, Liaison

APPROVED MINUTES

Planning Commission Meeting

August 27, 2026

6:30 PM

City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Chair Unidat called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Haggenjos, Hagler, Kriz, Maisch, Prior, Probst, Unidat

Absent: None

III. PLEDGE OF ALLEGIANCE

Chair Unidat led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Unidat opened the Public Comment period. Hearing none, Chair Unidat closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of August 13, 2026

Motion by Commissioner Kriz, seconded by Commissioner Prior, to approve the Consent Calendar.

Roll call:

Ayes: Prior, Kriz, Probst, Haggenjos, Maisch, Hagler, Unidat

Noes: None

The Motion passed unanimously.

VI. REQUESTS/PRESENTATIONS

1. Northeast Roseville Specific Plan Parcel 13 - Pet Clinic Conditional Use Permit, 1490 Eureka Rd, File# PL26-0317

Request: The applicant requests a Conditional Use Permit to allow a veterinary dermatology clinic use in the Regional Commercial/ Special Area Northeast (RC/SA-NE) zone district.

Senior Planner, Sean Morales, presented the staff report.

Chair Unidad, opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Juliann London, stated she was in agreement with staff's recommendation and responded to questions from the Commission.

Commissioner Discussion with Applicant

- A Commissioner asked whether the Rocklin site would close if the Roseville project was approved. The applicant responded that it would.

Hearing no public comment, Chair Unidad closed the public comment period and Public Hearing.

Motion by Commissioner Prior, seconded by Commissioner Haggenjos to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to three (3) conditions of approval.

Roll call vote:

Ayes: Kriz, Probst, Hagler, Maisch, Prior, Haggenjos, Unidad

Noes: None

The Motion passed unanimously.

2. Infill Parcel 13 - Oakleaf Estates Variance, 1010 Main St, File# PL26-0369

Request: The project is a request for an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates subdivision located on Atkins Court. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Associate Planner, Eric Singer, presented the staff report.

Commissioner Discussion with Staff

- A Commissioner asked whether there was only one (1) entry/exit into the site for emergency personnel. Staff responded that there are two: the main drive and an additional access point at the northeast point of the project.

- A Commissioner requested clarification regarding the comment letter received by staff concerning the oak trees. Staff responded that the existing oak trees located on the two lots will be retained and that the project redesign will provide an opportunity to retain additional oak trees.

Applicant representative, Aaron Ross-Swain, stated he was in agreement with staff's recommendation and responded to questions from the Commission.

Commissioner Discussion with Applicant

- A Commissioner asked if the "stone house" located at front of the property would remain. The applicant responded that it would.
- A Commissioner stated that he was satisfied with the applicant's efforts to address the drainage issue concerns raised by the neighboring subdivision.

Hearing no public comment, Chair Unidad closed the public comment period and Public Hearing.

Motion by Commissioner Maisch, seconded by Commissioner Hagler, to:

1. Adopt the three (3) findings of fact and approve the Administrative Variance subject to two (2) conditions of approval.

Roll call vote:

Ayes: Probst, Prior, Haggenjos, Hagler, Maisch, Kriz, Unidad

Noes: None

The Motion passed unanimously.

VII. STAFF/COMMISSIONER REPORTS

Staff Reports

- Staff informed Commissioners that there will be items for the September 10, 2026, and September 24, 2026 Planning Commission meetings.
- Staff informed the Commission that the Sierra Vista Specific Plan Parcel JM-41 & West Roseville Specific Plan Parcel W-20 –Sierra View Shopping Center project has been appealed.
- Staff informed the Commission of a current scam targeting City of Roseville permit system users and project applicants.
- Staff informed the Commission of a new tool, Permit Activity Tracker, that allows subscribers to be notified of permits.

Commissioner Reports

- A Commissioner asked if the Permit Activity Tracker would help with outreach. Staff responded that it would.

VIII. ADJOURNMENT

Motion by Commissioner Haggenjos, seconded by Commissioner Maisch, to adjourn the meeting.
The Motion passed unanimously at 6:59 p.m. with a voice vote.