



City Council Chambers, 311 Vernon Street

roseville.ca.us

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 yellow 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.

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.

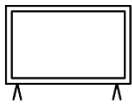
Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

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 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	Online	On TV
		
Meetings take place at the City Council Chambers, 311 Vernon Street	Watch meetings live on the City's YouTube channel or at roseville.ca.us/watch . Past meetings are also available on the City's YouTube channel.	Watch live on government access channel (Comcast 14).



John Prior, Chair
Clifford Haggenjos, Jr., Vice Chair
Erich Brashears, Commissioner
Tracy Covington, Commissioner
Robert Jensen, Commissioner
Andraé Randolph, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting

June 26, 2025

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 May 8, 2025

CONTACT: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

VI. REQUESTS/PRESENTATIONS

1. North Industrial Plan Area Parcel CO-21 – Primrose Preschool, 7930 Painted Desert Dr, File # PL24-1064 (DEVELOPMENT SERVICES DEPARTMENT)

REQUEST: The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 Modification to allow construction of an approximate 7,680-square-foot daycare facility for Primrose Preschools, which will be located on a 1.8-acre portion of the Campus Oaks Town Center.

Applicant: Michael Murphy, Ware Malcomb

Property Owner: Placer Education, LLC

RECOMMENDATION: The Planning Commission will consider the recommendation to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to seven (7) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to eighty-three (83) conditions of approval.

CONTACT: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

2. Infill Parcel 241 - John Adams Expansion, 5 Sierragate Pz, File # PL25-0180 (DEVELOPMENT SERVICES DEPARTMENT)

REQUEST: The applicant, John Adams Academy Charter School, requests a Conditional Use Permit to allow the expansion of a legal nonconforming use. John Adams Academy Charter School proposes to occupy the first floor (approximately 12,200-square-feet) of the existing three-story commercial building located at 5 Sierra Gate Plaza for classroom and office use.

Applicant: Athena Eriksson, Comstock Johnson Architects

Property Owner: Abbasco Enterprises Limited Partnership

RECOMMENDATION: The Planning Commission will consider the recommendation to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to nine (9) conditions of approval.

CONTACT: Escarlet Mar 916-774-5247 emar@roseville.ca.us

VII. COMMISSIONER/STAFF REPORTS

VIII. ADJOURNMENT