



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.

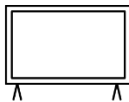
Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

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

AGENDA

Planning Commission Meeting

July 24, 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 June 26, 2025

2. North Central Roseville Specific Plan Parcel 61 - The Edge Performing Arts Conditional Use Permit, 945 Roseville Pw, Suite 140, File # PL25-0312

REQUEST

The applicant requests approval of a Conditional Use Permit to allow a specialty school in the NC (Neighborhood Commercial) zone district, located at 945 Roseville Pw. in the North Central Roseville Specific Plan (NCRSP) area. The proposed operation is a dance studio working with students ages 9-18. Classes are held beginning at 4:00pm and finishing by 9:30pm Monday - Friday.

Applicant: Jordan Pitts, The Edge Performing Arts

Owner: Michael Brodovsky, 935 Roseville AAB LLC et al.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval.

CONTACT: Shelby Maples 916-746-1347 smaples@roseville.ca.us

VI. REQUESTS/PRESENTATIONS

1. **Infill Parcel 198 – Elite Towing, 2020 Taylor Rd, File # PL25-0290 (DEVELOPMENT SERVICES DEPARTMENT)**

REQUEST

The applicant requests a Conditional Use Permit for Elite Towing to operate an impound yard in the Industrial/Business Park (MP) district. The business will occupy 4,230 sf of the existing building located at 2020 Taylor Rd, Building A and a portion of the existing parking lot.

Applicant: Jamie Codero, Elite Transportation and Towing LLC

Property Owner: Fitzgerald LLC

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to seven (7) conditions of approval.

CONTACT: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

VII. STAFF/COMMISSIONER REPORTS

1. **Election of the Planning Commission Chair**
2. **Election of the Planning Commission Vice-Chair**
3. **Election of the Design Committee Chair**
4. **Election of Design Committee Alternate**
5. **Recent Legislation Update**

VIII. ADJOURNMENT