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.

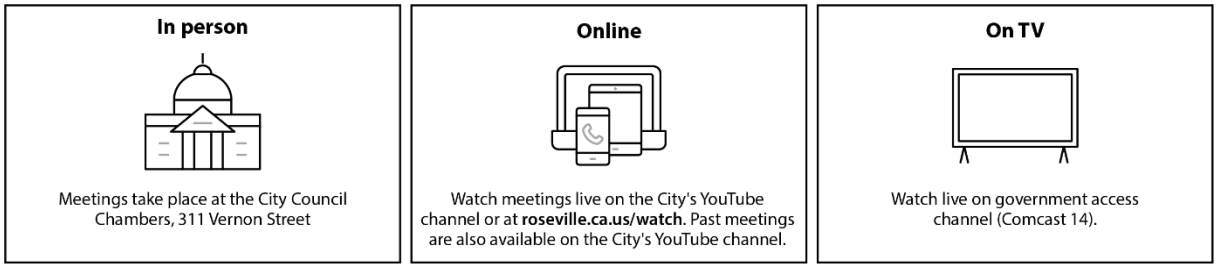
Levine Act Provisions: If you've made a campaign contribution totaling more than $500 ($250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit Levine Act – City of Roseville for updated forms and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



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

Planning Commission Communication

Meeting Date: 7/24/2025
Item #: V.1
Item ID: 2025-486

Title: Minutes of June 26, 2025
Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

REQUEST
Staff requests that the Planning Commission approve the Minutes of June 26, 2025

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

1. Approve the Minutes of June 26, 2025

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Planning Manager

ATTACHMENTS:
1. Draft Minutes

REVIEWERS:
Lupe Nelson, Development Services Department Created -

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

DRAFT MINUTES
Planning Commission Meeting
June 26, 2025
6:30 PM
City Council Chambers, 311 Vernon Street

I. CALL TO ORDER
Chair Prior called the meeting to order at 6:30 p.m.

II. ROLL CALL
Present: Brashears, Covington, Jensen, Randolph, Unidad, Haggenjos, Prior
Absent: None

III. PLEDGE OF ALLEGIANCE
Commissioner Covington led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS
Chair Prior opened the Public Comment period.

Julia Sweeney spoke regarding the maintenance of the landscape in the median on Kingwood Drive at Dorchester Drive. The area has become a potential fire hazard due to overgrown weeds and dead vegetation.

Jennifer Chapman asked the Planning Commission to review the updated arborist report for the 705 Sunrise Avenue project.

Hearing no further comments, Chair Prior closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of May 8, 2025
Motion by Commissioner Covington, seconded by Commissioner Randolph, to approve the Consent Calendar.

Roll call vote:
Ayes: Jensen, Haggenjos, Brashears, Unidad, Covington, Randolph, Prior
Noes: None

The Motion passed.

VI. REQUESTS/PRESENTATIONS

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

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.

Associate Planner, Eric Singer, presented the staff report.

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

Applicant representative, Katelyn Sharon, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

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

Motion by Commissioner Randolph, seconded by Commissioner Covington 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.

Roll call vote:
Ayes: Brashears, Unidad, Randolph, Covington, Jensen, Haggenjos, Prior
Noes: None

The Motion passed.

2. Infill Parcel 241 - John Adams Expansion, 5 Sierragate Pz, File # PL25-0180

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.

Associate Planner, Escarlet Mar, presented the staff report.

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

Applicant representative, Marcus Lo Duca, Law Offices of Marcus Lo Duca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Motion Commissioner Jensen, seconded by Commissioner Brashears to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to nine (9) conditions of approval with the updated condition of approval #4.

   Updated Condition of Approval #4
   The typical pick-up and drop-off times shall be consistent with those found in the Business Operations Plan in Exhibit A, subject to the requirements in Condition ~~#6~~7.

Roll call vote:
Ayes: Randolph, Covington, Jensen, Haggenjos, Unidad, Brashears, Prior
Noes: None

The Motion passed.

VII. COMMISSIONER/STAFF REPORTS

Staff Reports

- There will not be a Planning Commission meeting on July 10, 2025.
- Currently there are two (2) items to be heard at the July 24, 2025, Planning Commission meeting.
- As this was Commissioner Covington's last meeting, staff expressed their appreciation for her years of service on the Planning Commission and to the citizens of Roseville.
- The second reading of the Roseville Municipal Code Updates - Zoning and Subdivision Ordinance was heard and approved at the June 18, 2025, City Council meeting.

Commissioner Reports

- Happy Birthday wishes were extended to Commissioner Haggenjos.
- Appreciation was extended to Commissioner Covington for her years of service on the Planning Commission.

VIII. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Covington, to adjourn the meeting. The Motin passed unanimously at 7:07 p.m. with a voice vote.

Planning Commission Communication

Meeting Date: 7/24/2025
Item #: V.2
Item ID: 2025-487

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

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

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.

Respectfully Submitted,
Shelby Maples, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A Operation Plan
3. Exhibit B Floor Plan

REVIEWERS:

Lupe Nelson, Development Services Department Created -

ITEM 5.2: Conditional Use Permit – 945 Roseville Pw. – NCRSP PCL 61 – The Edge Performing Arts Conditional Use Permit – 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.

SUMMARY 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.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located on the north side of Roseville Parkway, approximately 1/2 mile north of the intersection of Pleasant Grove Boulevard and Roseville Parkway. The 2.28-acre site is Parcel 61 of the North Central Roseville Specific Plan (NCRSP) and is bordered by Pleasant Grove Creek on the east. The project site is bordered by single-family residential developments on the north and south, open space and a branch of the Pleasant Grove Creek on the east, and Roseville Parkway to the west (Figure 1).

The subject site was originally designated to be a Fire Station until the station was moved to NCRSP Parcel 43. As part of the Rezone (RZ 98-22) of these properties, the subject site was zoned Neighborhood Commercial/Special Area-North Central Roseville Specific Plan (NC/SA-NC). This special area designation refers to development standards and permitted uses that are unique to Parcel 61. The development standards and permitted uses recognize the sensitive residential and open space parcels adjacent to the site. The two buildings, identified at 935 and 945 Roseville Pw., were designed consistent with these development standards and were approved by the Design Committee in September of 2004 (File #DRP 04-21).

The proposed project is a request for a Conditional Use Permit to allow a specialty school (dance studio) in the NC/SA-NC (Neighborhood Commercial) zone district. The proposed dance studio, known as the Edge Performing Arts, would occupy an approximately 1,091-square-foot suite within 945 Roseville Pw. The proposed hours of operation would be from 4:00 PM to 9:30 PM Monday through Friday, with occasional weekend classes several times per year. The operator anticipates 6-9 classes per day, with each class between 30 minutes to an hour, 10-12 children per class.

Figure 1: Project Location

EVALUATION

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a Conditional Use Permit (CUP). The three findings are listed below in ***italicized, bold print*** and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan.

The project site has a General Plan land use designation of Neighborhood Commercial (NC). According to the General Plan, uses consistent with the NC land use designation will provide "basic commercial retail and services for the convenience of surrounding neighborhoods within walking distance of major residential areas", and primarily consist of convenience uses. Secondary uses may include medical or veterinary offices, other professional offices, or commercial childcare facilities.

The project site is also within the North Central Roseville Specific Plan (NCRSP) area on Parcel 61, which has a NC land use designation. In this case, the NCRSP further restricts uses on Parcel 61 beyond what is typical for this zone district. For example, gasoline sales, veterinary clinics, and heliports, which are conditionally permitted in the NC zone district, are expressly prohibited on Parcel 61. Other uses such as convenience eating and drinking establishments, as well as maintenance and repair facilities, are subject to the CUP process. Specialty schools are not mentioned in the modified standards of the NCRSP; therefore, the applicable standard defaults to the Zoning Ordinance. Per the Zoning Ordinance, specialty schools are considered conditionally permitted within the Neighborhood Commercial (NC) zone district

upon approval of a Conditional Use Permit (CUP). With approval of the CUP, the project is consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The Zoning Ordinance does not contain development standards for specialty schools, but does include standards for required parking. The proposed dance studio will occupy an approximately 1,091-square-foot suite in the existing 945 Roseville Pw. building. Per Section 19.26.030 of the Zoning Ordinance, specialty schools require one (1) parking space per 50 square feet of instructional area plus one (1) per 250 square feet of office area. The proposed studio will have a dance instruction area, a small restroom, and no office. Based on the floor plan, the total parking requirement for the use is 22 parking spaces. With the proposed project, the cumulative parking need for all uses at 945 and 935 Roseville Pw. is 68 spaces, with a total of 70 spaces provided.

Out of an abundance of caution, staff requested that the applicant collect parking counts for the project site to ensure that the proposed use will not result in a parking impact. The parking counts were collected at the time classes would begin for the Edge Performing Arts (approximately 4:00 PM) and again at another class time (7:00 PM). Weekend counts were collected at 3:00 PM. The parking counts show the number of unoccupied spaces available at the project site. A total of 70 parking spaces are provided on site.

Table 1- Vacant Parking Spaces at 935 and 945 Roseville Pw.

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
4:00 PM	42	59	57	59	56	(3:00 PM) 60	(3:00 PM) 65
7:00 PM		64	64	64	65		

Based on the provided parking counts, a maximum class size of 12 children (per the operational plan), and hours of operation from 4:00 PM to 9:30 PM, no parking impacts are anticipated. There are no additional standards identified in the Zoning Ordinance for specialty schools. Therefore, as conditioned, the project is consistent with the Zoning Ordinance.

3. The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The proposed dance studio will be within an existing building, which was originally designed to have minimal impacts on the surrounding residences. The hours of operation for the studio will be 4:00 PM to 9:30 PM Monday through Friday, with occasional (3-5 times per year) weekend Master Classes. All class activity will occur indoors. As previously discussed, there is ample parking available within the center to accommodate the use. Staff has not identified any potentially adverse effects of this project upon the public health, safety, and welfare, or upon property or improvements in the vicinity of the project site; therefore, staff supports approval of the request.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on July 11, 2025, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

The project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15305 pertaining to minor alterations to land use limitations and pursuant to Section 305 of the City of Roseville CECA Implementing Procedures. Consistent with this exemption classification, the project does not result in any changes in land use or density.

None of the exceptions to exempting projects, as outlined in Section 15300.2 of CEQA, apply to the proposed project. The project does request exemption through Class 5; however, the parcel is already developed and is not a particularly sensitive environmental habitat. The project will not impact a designated, precisely mapped, or officially adopted environmental resource of hazardous or critical concern. The project falls within the scope of the evaluation of the NCRSP EIR, and therefore would not exceed any cumulative impacts not previously considered by the certified document. There are no unusual circumstances that will have a significant effect on the environment proposed as part of the project, as the use is permissible upon approval of the CUP and the project will occur within an existing building. The project is not located adjacent to a scenic highway, is not located on a hazardous waste site pursuant to Section 65962.5 of Government Code, and will not result in a substantial adverse change in the significance of a historical resource.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit – 945 Roseville Pw. – The Edge Performing Arts Conditional Use Permit – PL25-0312** subject to two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT – FILE # PL25-0312

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **July 24, 2025** and if not effectuated shall expire on **July 24, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

2. The project is approved as shown in Exhibits A and B. The hours and other operating characteristics shall be consistent with the operational plan included in Exhibit A. (Planning)

Exhibits

A. Operational Plan
B. Floor Plan

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

The Edge Performing Arts
A Competitive Dance Studio located in Roseville CA
945 Roseville Parkway Suite 140

Below is a detailed plan of all business operations including hours of operation, quantity of students/instructors, number of classes and different events that would potentially take place at the location. With this being said, the amount of classes/students is an educated estimate since this is a new business.

Hours of Operation:
Monday- Friday
4:00-9:30pm

Number of Classes:
-Classes will run 30-45 timeframes (Ballet classes are 1 hour long)
-Depending on student enrollment on average there will be 6-9 classes running per day
-Classes will offer different genres in dance such as, Lyrical, Jazz, Contemporary and Ballet

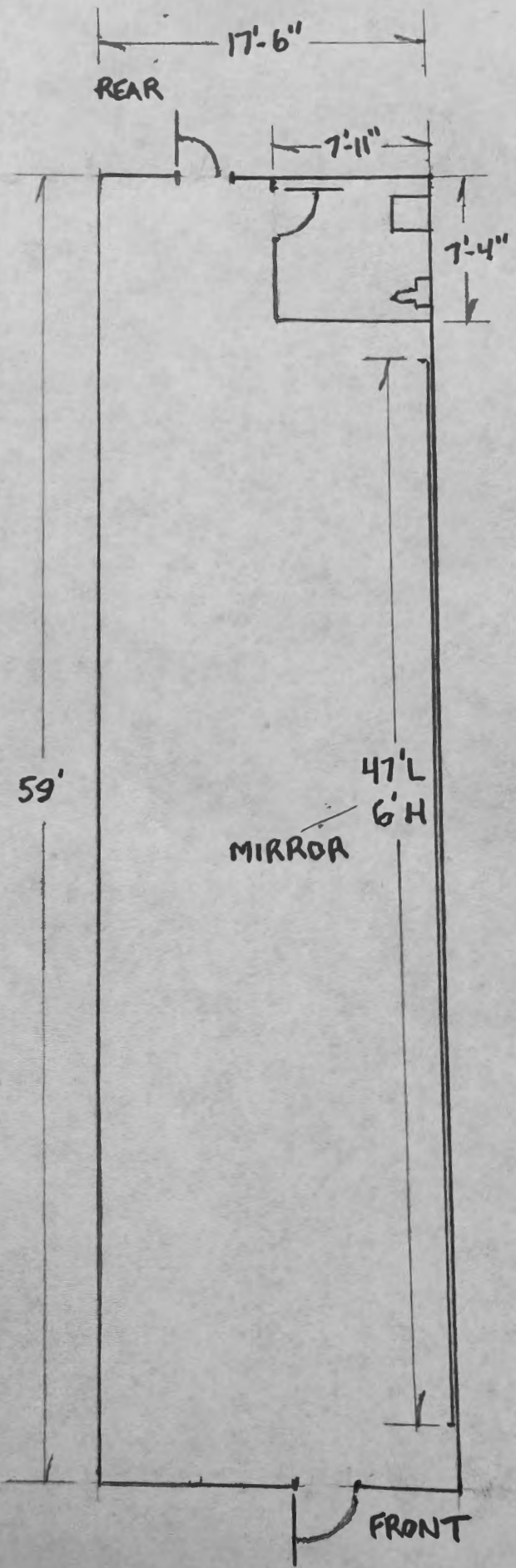
Number of Students:
-Each class will roughly have 10-12 kids per class
-Some classes will be smaller due to dancers not training in every style
-Dancers will be at the studio on average of 2-3 hours per day depending on age/levels

Number of Instructors:
-The studio will only have 1-2 instructors (including myself) for the first year or so. Once the studio expands in enrollment potentially another instructor will be added for the season.
-There will be no office staff, no third party cleaning as that will be taken care of by myself and another instructor.

Parents:
-Parents will be dropping off dancers and returning for pickup once the dancer is done. If a parent wants to watch occasionally benches will be placed outside the building for viewing purposes only. Benches won't stay out overnight and will only be put out at certain times while the business is in operating hours. All parents will be aware of this policy from the beginning of the season.

Different Events:
-The studio will offer Master Classes from guest choreographers across the country for the dancers to learn and receive more knowledge in the industry. Those classes will be offered during in studio and off studio hours such as, Saturday afternoons or Sunday afternoons depending on availability.
-Master Classes will be publicized one month prior and will happen 3-5 times a year.

PC EXHIBIT B



Planning Commission Communication

Meeting Date: 7/24/2025
Item #: VI.1
Item ID: 2025-488

Title: Infill Parcel 198 – Elite Towing, 2020 Taylor Rd, File # PL25-0290
Contact: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

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.

Respectfully Submitted,
Kinarik Shallago, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A Operational Description
3. Exhibit B Site Plan
4. Exhibit C Floor Plan

REVIEWERS:

Lupe Nelson, Development Services Department Created -

ITEM 6.1: **Conditional Use Permit – 2020 Taylor Road – INFILL PCL 198 – Elite Towing – File #PL25-0290**

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

SUMMARY RECOMMENDATION

The Planning Division recommends 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.

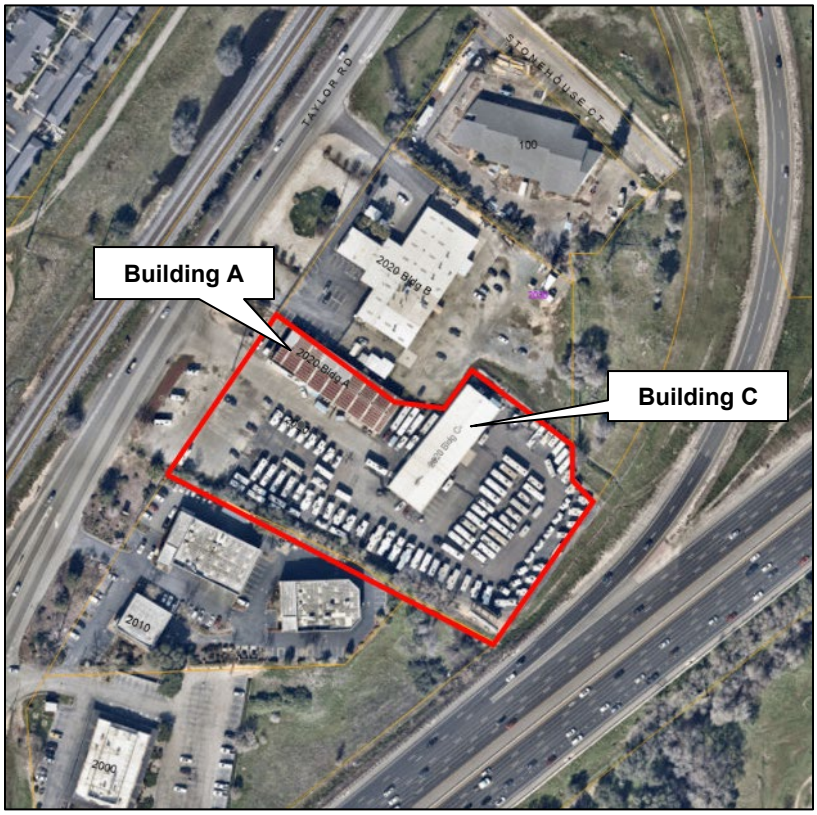
SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located in the City's Infill planning area, at 2020 Taylor Road (APN 015-162-004-000) (see Figure 1). The site has a zoning designation of Industrial/Business Park (MP) and a land use designation of Community Commercial (CC). The site is fully developed with two (2) industrial buildings (A and C) totaling approximately 22,800 square feet, a parking lot, and landscaping. Building A was previously occupied by Flooring Liquidators but is currently vacant and Building C is occupied by RV Travel World. Surrounding uses include automotive repair to the north, office uses and automotive repair to the south, Interstate 80 to the east, and Taylor Road to the west.

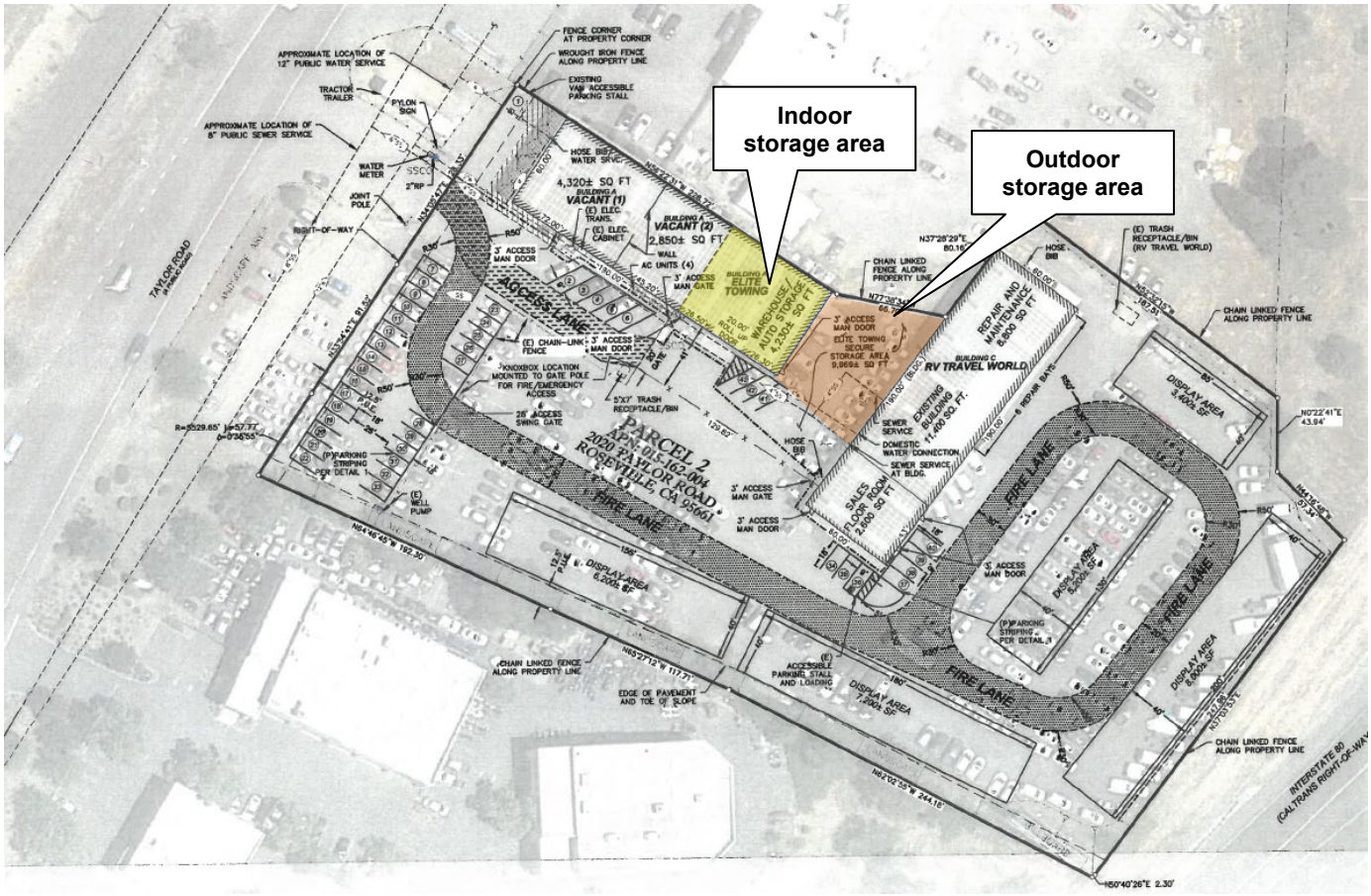
Figure 1: Project Site



The parcel to the north (2020 Taylor Road, Building B) was originally part of the subject parcel and is currently occupied by Caliber Collision. On August 8, 1985, the Planning Commission approved a request for a parcel map to create the two (2) parcels to allow Venture Out Recreation Vehicles (a RV dealership) to purchase the resultant Parcel B. The zoning designation of the property at the time was Commercial Manufacturing (C-M), which principally permitted RV sales and services. Subsequently, the MP zone was established in the Zoning Ordinance of 1996 and replaced the C-M zone. On March 22, 2018, the Planning Commission approved a Conditional Use Permit (CUP) to allow RV Travel World (a RV and trailer sales and service dealership) to locate in Building C and utilize a portion of the existing parking lot for vehicle display (File #PL17-0350). Concurrent with this approval, an Administrative Permit for a parking reduction was approved to allow a reduction of 41 spaces.

The current request is to operate a towing and impound yard for Elite Towing, which also requires a CUP in the MP zone. The proposed use will occupy 4,230 square feet of the existing 11,400-square-foot Building A, which will be utilized for indoor storage of towed and impounded vehicles. The remaining area of the building will be left vacant for a future tenant. No modifications to the exterior of the building are proposed. In addition, there will be approximately 9,969 square feet of outdoor vehicle storage area. No vehicle repair will occur, and no additional buildings or structures are proposed for the site. The CUP allows the Planning Commission the opportunity to review the project's compatibility with light industrial, office and commercial uses in the project area.

Figure 1: Proposed Site Plan



EVALUATION – CONDITIONAL USE PERMIT

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a Conditional Use Permit (CUP). The three findings are listed below in ***italicized, bold print*** and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan.

The project site has a land use designation of Community Commercial (CC). The site is located within the Infill area of the City and is not subject to a Specific Plan. Primary uses intended for the CC land use category include retail stores and businesses selling a full range of goods and services. Impound yards are not considered a primary or secondary use in the CC land use designation, however Light Industrial (LI) land uses are listed as conditionally compatible with the CC district. When potential for conflict between uses occurs, the General Plan relies on the Zoning Ordinance through the Conditional Use Permit (CUP) process to evaluate the appropriateness of a use. A CUP allows potential incompatibilities between land uses to be addressed and conditions to be added to minimize conflicts. With approval of the CUP, the project is consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The Zoning Ordinance does not contain development standards specific to impound yards but does contain standards for required parking spaces and building height. The facility will utilize an existing industrial building, with no new buildings or structures proposed. The Zoning Ordinance requires Impound Yards to provide one (1) parking space per 250 square feet of office, and one (1) additional space for each company vehicle. Based on this requirement, Elite Towing requires one parking space for the company vehicle. The site provides a total of 43 spaces that are shared among the tenants. Based on the prior Administrative Permit approval for a parking reduction, it was determined that the overall peak parking demand for RV Travel World was 23 spaces and for the prior Flooring Liquidators use was 13 spaces. Therefore, there is sufficient parking to accommodate the proposed impound yard and the project is consistent with the Zoning Ordinance.

3. The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The proposed impound yard will occupy 4,230 square feet of Building A. The building will be utilized for storage of towed and impounded vehicles and no vehicle maintenance is proposed. In addition, 9,969 square feet of the existing outdoor area will be secured for storage of vehicles. The outdoor storage will not take up the existing area utilized for parking. There will be one employee and the hours of operation will primarily take place Monday through Friday, 8:00 a.m. to 5:00 p.m.; however, vehicles can potentially be towed to the site at any time.

Noise impacts generated from the towing of vehicles to and from the yard, unloading, loading and storage of vehicles are not expected to result in significant impacts. There are no sensitive receptors immediately adjacent to the site. Surrounding uses include automotive repair to the north and office uses and automotive repair to the south. In addition, staff does not anticipate any significant visual impacts from the towed vehicles, as the vehicles will either be stored inside the building or outside in a secured area that is located away from the street frontage. To minimize potential visual impacts for the property to the north, Condition #3 requires the chain link fence along the property line (where adjacent to the outdoor storage area) be enhanced with slats for screening of vehicles. As such, the impacts to the adjacent properties will be minimal.

The project was reviewed by the Building Division, and it was determined that a building permit for a tenant improvement will be required prior to occupying the building (see Conditions #5 and #6). Through the building permit process, the project will comply with the California Building Code and with all life safety requirements.

Based on the information presented above and with the conditions of approval, staff has not identified any potential adverse effects of this project upon the public health, safety and welfare, or upon property or improvements in the vicinity of the project site, and therefore supports approval of the request.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on July 11, 2025, and was also distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15305 pertaining to minor alterations to land use limitations and pursuant to Section 305 of the City of Roseville CECA Implementing Procedures. Consistent with this exemption classification, the project does not result in any changes in land use or density.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT – 2020 TAYLOR ROAD – INFILL PCL 198 – ELITE TOWING – FILE #PL25-0290** subject to seven (7) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT – FILE #PL25-0290

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **July 24, 2025** and if not effectuated shall expire on **July 24, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

2. The project is approved as identified and shown in Exhibits A—C, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)

3. The chain link fence along the property line adjacent to the outdoor storage area shall be enhanced with slats for screening of vehicles. (Planning)

4. Operations shall be consistent with the City's Noise Regulation standards (Roseville Municipal Code Chapter 9.24). (Planning)

5. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements or Certificate of Occupancy. (Building)

6. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC,

California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

7. The applicant shall provide clear access to the trash bin for service. Vehicles shall not be parked along the access lane or in front of the trash bin. A 30' inside and 50' outside radii shall be provided on both the entry to the access road and exiting (reversing) of the access road. (Engineering, Environmental Utilities)

EXHIBITS

A. Operational Description
B. Site Plan
C. Floor Plan

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

ATTACHMENT 1

April 1, 2025

RE: Elite Towing

2020 Taylor RD Roseville, CA 95678

To whom it may concern,

Description of business: Towing and auto storage

Hours of Operation: 8am-5pm

Number of employees: 1

Thank You,

Jamie Codero

CEO

Elite Towing

ATTACHMENT 2

April 1, 2025

Re: Elite Towing

2020 Taylor RD. Roseville, CA 95678

To Whom it May Concern,

Adjacent Businesses:

Caliber Collision: 2020 Taylor Rd. Paint and autobody repair. Hours of operation Mon-Fri 7am-6pm, closed Sat-Sun.

Caliber Collision: 2018 Taylor Rd. Paint and autobody repair. Hours of operation Mon-Fri 7am-6pm, Closed Sat-Sun.

Wizix Technology Group: 2014 Taylor Rd. Copier & Printer Dealer. Hours of operation Mon-Fri 8am-5pm, Closed Sat-Sun.

RV Travel World: 2020 Taylor Rd. RV Dealer. Hours of operation Mon-Sat 8am-6pm Sunday 10am-5pm.

Thank You,

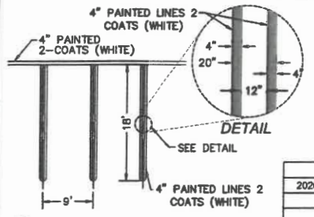
Jamie Codero

CEO

Elite Towing

ELITE TOWING
SITE PLAN
2020 TAYLOR ROAD
ROSEVILLE, CA 95661
APN: 015-162-004-000

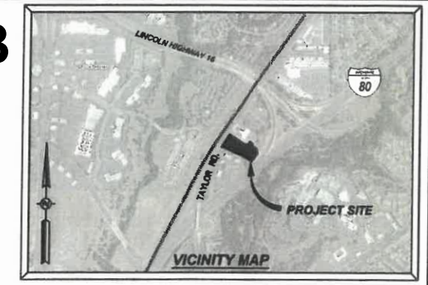
PC EXHIBIT B

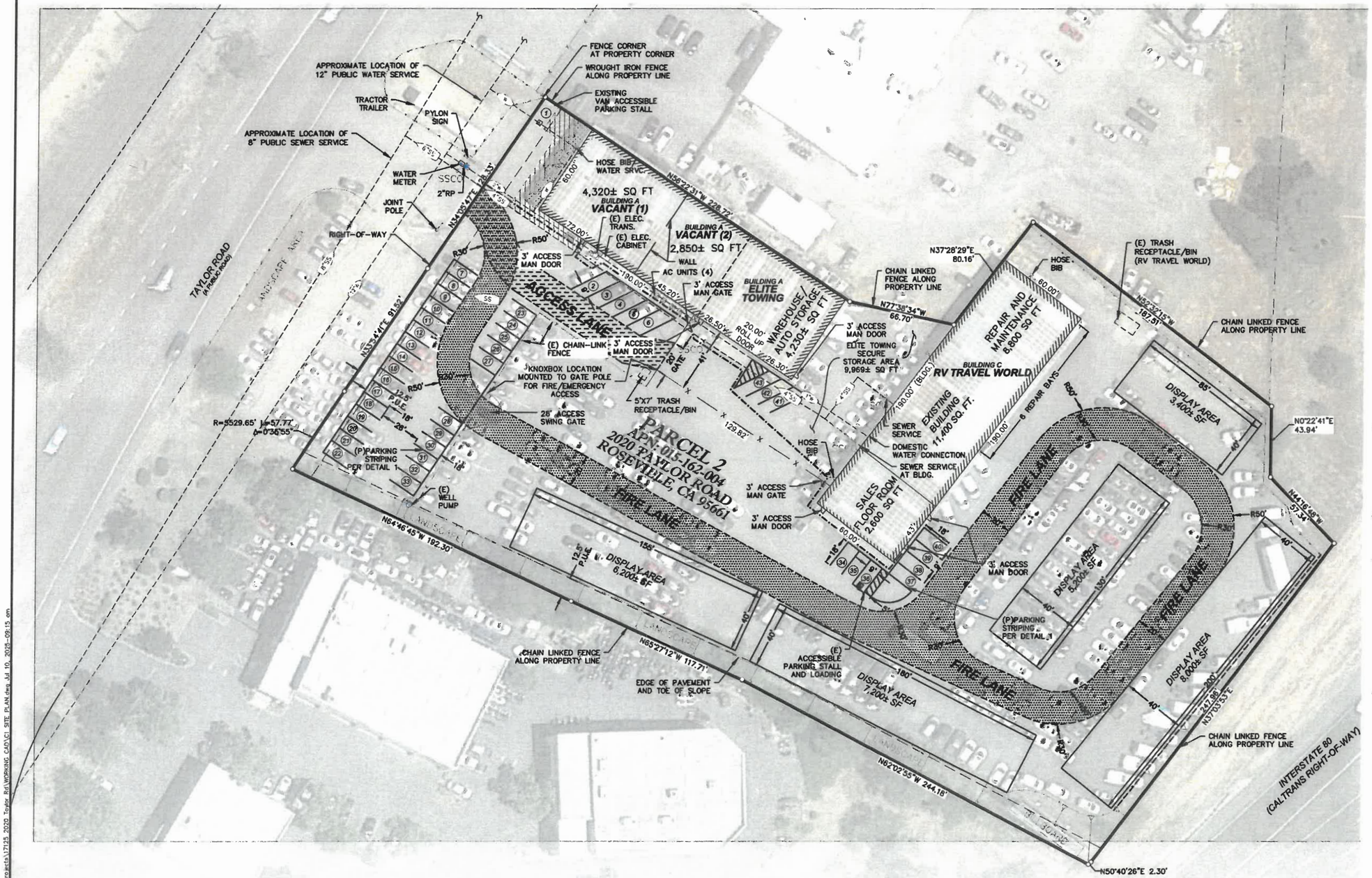


1 - STALL STRIPING DETAIL
NOT TO SCALE

REQUIRED PARKING

Address	TENANT	Use	Sq.Ft.	Parking Ratio	Required
2020 Talor Rd - Building A	VACANT AREA (1)	Commercial Space	4,320	1/1000	5
	VACANT AREA (2)	Commercial Space	2,850	1/1000	3
	ELITE TOWING	Warehouse & Storage	4,230	1/1000	5
2020 Talor Rd - Building C	RV Travel World	Vehicle Sales	32,600	1/1000	33
		Repair & Maintenance (6 Bays)	8,800	1/400 plus 1 per bay	23
				Total	69





AREA OF PARCEL:
3.59± ACRES

JURISDICTION:
CITY OF ROSEVILLE

ZONING:
MP INDUSTRIAL / BUSINESS PARK

SETBACKS: FRONT (PRIMARY FRONTAGE) =150'
FRONT (OTHER) =50'
SIDE = 50'
REAR = 0'

FIRE DISTRICT:
ROSEVILLE CITY FIRE
C/O JEFF ANGOLIA

INFORMATION NOTE:
BOUNDARY AND EASEMENT DATA FROM 24 PM 14
AERIAL IMAGE FROM GOOGLE EARTH.

LAND USE:

RV TRAVEL WORLD
2020 TAYLOR ROAD, BUILDING C
ROSEVILLE, CA 95678

USED FOR: RECREATIONAL VEHICLE AND TRAILER SALES, REPAIR, SERVICE, AND MAINTENANCE OF RECREATIONAL VEHICLES (RVs) AND TRAILERS. SERVICE BAYS ARE USED FOR COSMETIC AND WARRANTY WORK (NO MECHANICAL WORK) SCHEDULED BY APPOINTMENT.

HOURS OF OPERATION: 8:00 am - 6:00 pm MON - SAT.
NUMBER OF EMPLOYEES: 15
NUMBER OF RVs ON DISPLAY : 85
OUTDOOR RV DISPLAY AREA: 30,000 SF
OFFICE SALES AREA: 2,600 SF
NUMBER OF SERVICE BAYS: 6

ELITE TOWING
2020 TAYLOR ROAD, BUILDING A
ROSEVILLE, CA 95678

USE: PORTION FOR WAREHOUSE AND STORAGE FACILITIES AND A PORTION FOR COMMERCIAL SALES AND/OR SERVICES

FIRE ACCESS NOTES:
1. THE REQUIRED FIRE DEPARTMENT ACCESS WITH A TURNING RADII OF 30' AND 50' SHALL BE CONTINUOUS WITHOUT INTERRUPTION TO TYPICAL DRIVING PATTERNS.
2. A KNOXBOX HAS BEEN ORDERED AND WILL BE MOUNTED TO THE GATE POST FOR THE NORTHWESTERLY 28 FOOT SWING GATE AND FOR THE SOUTHEASTERLY 20 FOOT GATE FOR FIRE AND EMERGENCY ACCESS.

UTILITY NOTE:
EXISTING UTILITY INFORMATION WAS GATHERED FROM OBSERVABLE EVIDENCE NOTED ON A SITE VISIT AND RECORD INFORMATION PROVED BY CITY OF ROSEVILLE.

PARKING:
REQUIRED: 69 STALLS (SEE REQUIRED PARKING TABLE)
PROVIDED: 43 STALLS (PARKING REDUCTION REQUESTED)

LEGEND

DESCRIPTION	EXISTING
PROPERTY LINE	
WATER LINE	W
SEWER LINE	SS
PAVEMENT EDGE	
REDUCED PRESSURE BACKFLOW PREVENTER	RP
UTILITY POLE	
FENCE	— x — x —
BUILDING	
DOOR	
GRADE SLOPE	
PATH OF TRAVEL	

30 0 30 60
1 INCH = 30 FEET

NO.	REVISION	DATE	BY	APPR'D

DESIGN BY | CHECK: WFM
DRAWN: BAC
QUANT.:
ORIGINAL SCALE IS IN INCHES: 0 1 2

WILLIAM F. McKINNEY No. 4715 Exp. 09-30-25 PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA

CWE
2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwecorp.com

ELITE TOWING
JAMIE CODERO
5650 68TH AVENUE
SACRAMENTO, CA 95823
PH: 916-392-1872
CELL: 916-257-8825

ELITE TOWING
2020 TAYLOR ROAD
ROSEVILLE, CA 95678
SITE PLAN

Drawing	Sheet
— of —	1 of Total 2

DATE: 07-09-2025

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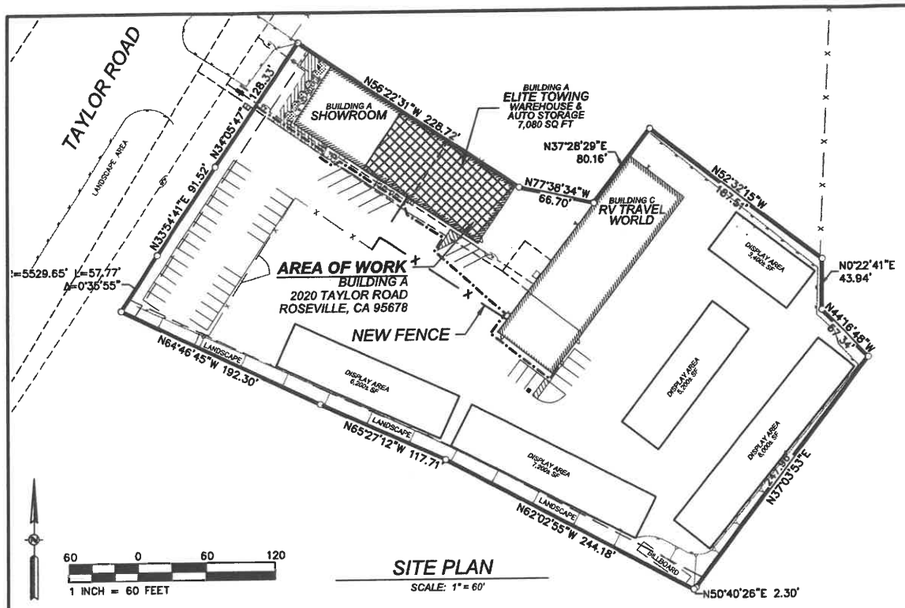
CWE PROJECT 17125 – 2020 TAYLOR ROAD, ROSEVILLE, CA 95678

PC EXHIBIT C



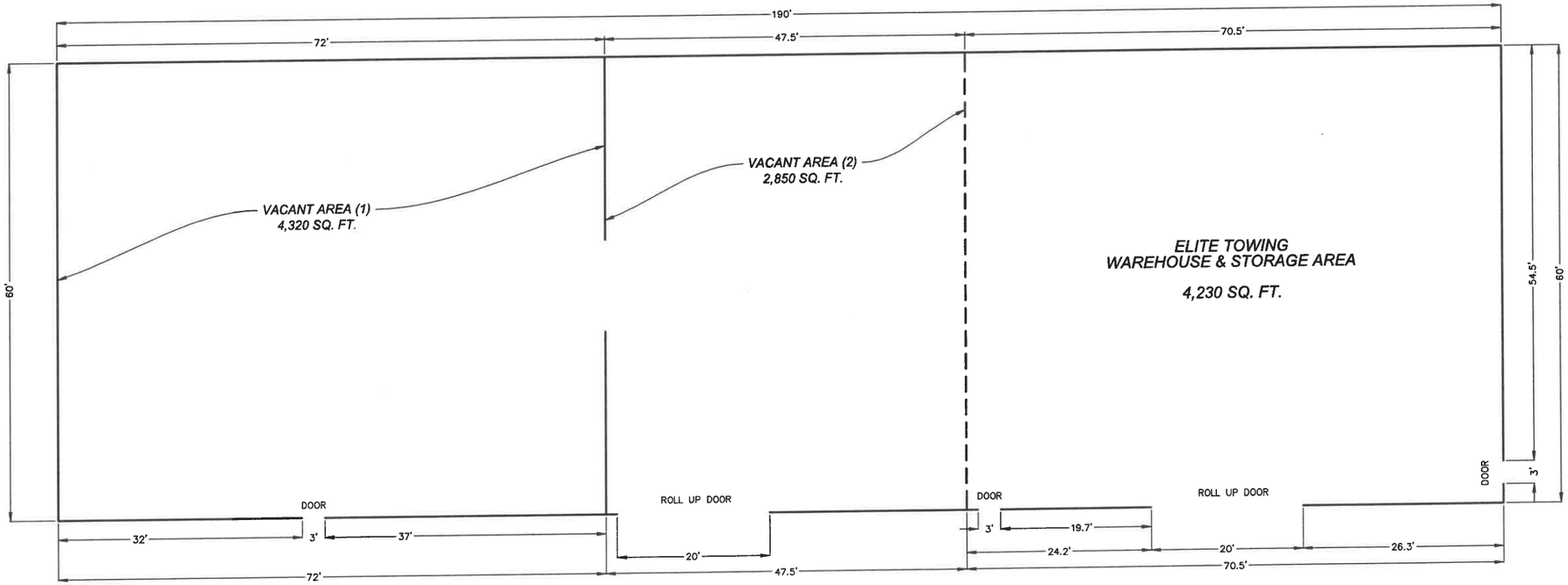
SITE PLAN
SCALE: 1" = 60'

TENANT BUILDING DATA

TENANT'S BUSINESS NAME:	ELITE TOWING
ADDRESS:	2020 TAYLOR ROAD, BUILDING A, ROSEVILLE, CA 95678
DESIGN CODE EDITION / THIS PERMIT:	7,080 SQ.FT.
USE:	WAREHOUSE & STORAGE AREA
OCCUPANCY GROUP:	STORAGE
TYPE OF CONSTRUCTION:	TYPE II-B
FIRE SPRINKLERS:	NO
VACANT AREA (1):	4,320 SQ. FT.
VACANT AREA (2):	2,850 SQ. FT.
WAREHOUSE AND AUTO STORAGE AREA:	4,230 SQ. FT.
BUILDING A AREA TOTAL:	11,400 SQ. FT
STORIES:	1

SCOPE OF WORK:

- CERTIFICATE OF OCCUPANCY ONLY
- VERIFY OR PROVIDE TACTILE EXIT SIGNAGE.
- VERIFY OR PROVIDE 2A-10B:C PORTABLE FIRE EXTINGUISHER(S).



FLOOR PLAN
SCALE: 1" = 8'

8 0 8 16
SCALE: 1"=8'

APPR'D | BY | DATE | REVISION | NO.

DESIGN | BY
DRAWN | BAC
CHECK | WFM
QUANT. |
ORIGINAL SCALE IS IN INCHES 0 1 2

PROFESSIONAL LAND SURVEYOR
WILLIAM F. McKINNEY
No. 4715
Exp. 09-30-25
STATE OF CALIFORNIA

2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwecorp.com

ELITE TOWING
JAMIE CODERO
5650 68th AVENUE
SACRAMENTO, CA 95823
PH: 916-392-1872
CELL: 916-257-8625

ELITE TOWING
2020 TAYLOR ROAD
ROSEVILLE, CA 95678

BUILDING A FLOOR PLAN

Drawing of | Sheet 2 of Total 2

DATE: 07-09-2025

CWE PROJECT 17125 -- 2020 TAYLOR ROAD, ROSEVILLE, CA 95678

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Planning Commission Communication

Meeting Date: 7/24/2025
Item #: VII.1
Item ID: 2025-491

Title: Election of the Planning Commission Chair
Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

REQUEST
Staff requests that the Planning Commission elect a Chair.

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

1. Elect a Planning Commission Chair.

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Planning Manager

ATTACHMENTS:
None

REVIEWERS:
Lupe Nelson, Development Services Department Created -

Planning Commission Communication

Meeting Date: 7/24/2025
Item #: VII.2
Item ID: 2025-492

Title: Election of the Planning Commission Vice Chair
Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

REQUEST
Staff requests that the Planning Commission elect a Vice Chair.

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

1. Elect a Planning Commission Vice Chair.

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Planning Manager

ATTACHMENTS:
None

REVIEWERS:
Lupe Nelson, Development Services Department Created -

Planning Commission Communication

Meeting Date: 7/24/2025
Item #: VII.3
Item ID: 2025-493

Title: Election of the Design Committee Chair
Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

REQUEST
Staff requests that the Planning Commission elect a Design Committee Chair.

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

1. Elect a Design Committee Chair.

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Planning Manager

ATTACHMENTS:
None

REVIEWERS:
Lupe Nelson, Development Services Department Created -

Planning Commission Communication

Meeting Date: 7/24/2025
Item #: VII.4
Item ID: 2025-494

Title: Election of Design Committee Alternate
Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

REQUEST
Staff requests that the Planning Commission elect a Design Committee Alternate.

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

1. Elect a Design Committee Alternate.

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Planning Manager

ATTACHMENTS:
None

REVIEWERS:
Lupe Nelson, Development Services Department Created -

Planning Commission Communication

Meeting Date: 7/24/2025
Item #: VII.5
Item ID: 2025-519

Title: Recent Legislation Update
Contact: Greg Bitter 916-774-5294 gbitter@roseville.ca.us

REQUEST
Staff will update the Planning Commission on recent legislation. This is an informational item.

RECOMMENDATION
The Planning Division recommends that the Planning Commission take the following actions:
No action requred.

Respectfully Submitted,
Greg Bitter, Planning Manager

Greg Bitter, Planning Manager

ATTACHMENTS:
None

REVIEWERS:
Lupe Nelson, Development Services Department Created -