



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.

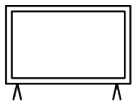
Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

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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Clifford Haggenjos, Chair
Erich Brashears, Vice Chair
Bruce Hagler, Commissioner
Robert Jensen, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting

August 28, 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 August 14, 2025

VI. REQUESTS/PRESENTATIONS

1. Sierra Vista Specific Plan Parcel DF-40, DF-41, DF-42 - Baseline Marketplace Modification, 5000 Baseline Rd, File # PL25-0246

Request: The applicant requests a Major Project Permit Modification (Stage 1 & 2) to make modifications to the site plan and design guidelines for the Baseline Marketplace commercial center. The Stage 2 Modifications include approval of detailed architectural elevations to allow the construction of Major Anchor 1 & 2 and one Drive-Thru Restaurant Building. Original MPP (Stage 1 & 2) approval was under file #2013PL-020. A new Tentative Subdivision Map is also requested to create new lots in conjunction with the modified site plan.

Applicant: Jordan Crawford, Kimley Horn

Owner: Julie Margetich, Covenant Real Estate Group

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

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 five (5) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to five (5) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-one (61) conditions of approval.

2. Zoning and Subdivision Ordinance Amendment – Tolling Provisions, File # PL25-0439

Request: The request is a city-initiated request to amend Roseville Municipal Code Chapter 19 (Zoning Ordinance) to add a new Section 19.76.140 (Tolling Provisions) and amend Roseville Municipal Code Chapter 18 (Subdivision Ordinance) to modify Section 18.06.230 (Time Period of Approvals) to indicate that the expiration of approved projects shall be paused (tolled) during any time the approvals are or were the subject of a lawsuit.

Applicant: City of Roseville

CONTACT: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT