



Roseville Electric Building
116 S. Grant Street, 1st Floor

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
 <p>Meetings take place at the Roseville Electric Building, First Floor 116 S. Grant Street</p>	 <p>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.</p>	 <p>Watch live on government access channel (Comcast 14).</p>



Clifford Haggenjos, Jr., Chair
Erich Brashears, Vice Chair
Bruce Hagler, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting
December 11, 2025
6:30 PM
Roseville Electric Building
116 S. Grant Street, 1st Floor

- 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 October 23, 2025**
- 2. Douglas-Sunrise Corridor Specific Plan, Parcel DS-42 – Ismaili Center Expansion, 1836 Sierra Gardens Dr, File # PL25-0564**

Request: The project is a request for a Conditional Use Permit Modification to increase the area of the existing religious use at 1836 Sierra Gardens Drive by approximately 2,000 square feet. An Administrative Permit is also requested to allow a reduction in the required number of parking spaces.

Applicant: Navid Shirooei, Comstock Johnson Architects

Property Owner: STG Sierra Garden LLC

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

The Planning Commission will consider the recommendation to:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to five (5) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the Administrative Permit subject to three (3) conditions of approval.

VI. REQUESTS/PRESENTATIONS

1. Infill Parcel 241 - John Adams Expansion, 13 Sierragate Plaza, File # PL25-0627

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 property and existing 6,795 square foot building located at 13 Sierra Gate Plaza for classroom and play area use.

Applicant: Athena Eriksson, Comstock Johnson Architects

Property Owner: Helena Geng, Petunia Flower, LLC

CONTACT: Greg Bitter 916-774-5294 gbitter@roseville.ca.us

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.

VII. STAFF/COMMISSIONER REPORTS

1. Election of Design Committee Alternate

VIII. ADJOURNMENT