



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

APPROVED MINUTES
Planning Commission Meeting
October 23, 2025
6:30 PM
Roseville Electric Building
First Floor Conference Room
116 S. Grant Street

I. CALL TO ORDER

Chair Haggenjos called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Hagler, Jensen, Prior, Unidad, Haggenjos

Absent: Maisch, Brashears

III. PLEDGE OF ALLEGIANCE

Chair Haggenjos led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Haggenjos opened the Public Comment period. Hearing none, Chair Haggenjos closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of September 25, 2025

Motion by Commissioner Prior, seconded by Commissioner Unidad, to approve the Consent Calendar.

Roll call vote:

Ayes: Hagler, Unidad, Prior, Jensen, Haggenjos

Noes: None

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. Multi-Hazard Mitigation Plan Resolution, File # PL16-0336

Request: The request is the adoption of a Resolution affirming the Multi-Hazard Mitigation Plan dated December 2023 is adopted and incorporated by reference as part of the Safety Element of the City of Roseville General Plan.

Senior Planner, Lauren Hocker, presented the staff report.

Chair Haggenjos opened the Public Hearing and public comment. Hearing none, Chair Haggenjos closed the public comment and Public Hearing.

Motion by Commissioner Prior, seconded by Commissioner Hagler, to:

1. Recommend City Council adopt the Resolution.

Roll call vote:

Ayes: Jensen, Unidad, Hagler, Prior, Haggenjos

Noes: None

The Motion passed.

2. Zoning Ordinance Amendment – Kitchens, File # PL25-0452

Request: The request is an update to Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) to clarify the City's definitions for "kitchens" with the purpose of defining how dwelling units are classified in the Municipal Code. The request includes amendments to the following Zoning Ordinance sections: Section 19.08.080 (Residential Use Types) and 19.95.030 (Definitions).

Associate Planner, Eric Singer, presented the staff report.

Commissioner Discussion

- A Commissioner asked about the provision of the stove and 220-volt amp. Staff responded that the building code requires a 220 volt for a full kitchen and that a 110 volt would limit options for large kitchen appliances.
- A Commissioner asked if a wet bar precludes a hot plate. Staff responded that a 110-volt outlet is permitted in the wet bar area, which would make it possible to plug in a hot plate, blender or other item. Staff also stated that although food preparation was not permitted in a wet bar, staff would only enforce on a complaint basis. This way, if someone is improperly renting the space as a living area and using the wet bar as a kitchen the City has a means of enforcement.
- A Commissioner asked if partial housing credits are issued for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). Staff responded that ADUs and JADUs receive full credit.

Chair Haggenjos opened the Public Hearing and public comment. Hearing none, Chair Haggenjos closed the public comment and Public Hearing.

Motion by Commissioner Jensen, seconded by Commissioner Unidad 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.

Roll call vote:

Ayes: Jensen, Unidad, Hagler, Prior, Haggenjos

Noes: None

The Motion passed.

3. Infill Objective Design Standards, File # PL25-0450

Request: The project is a request to adopt Objective Design Standards for multi-family and single-family medium density residential projects for use within the City's Infill Planning Area. The Infill Planning Area includes older areas of the City that do not fall within a Specific Plan and therefore do not have the same level of design standards and other development criteria as areas that fall within a Specific Plan. Staff is proposing Objective Design Standards that regulate the following: site planning and building siting; edge and boundary treatments; topography and grading; access, circulation, and parking; service and storage; architectural design; landscaping; lighting; and signage. These standards are intended to ensure that development within the Infill Planning Area is designed for compatibility with future residents as well as existing neighborhoods.

Associate Planner, Eric Singer, presented the staff report.

Commissioner Discussion

- A Commissioner asked whether the standards would apply to areas in Specific Plans where Development Agreements have expired. Staff responded that no, they would not, because although the Development Agreements have expired in those areas the Specific Plans and the adopted standards within them still apply.
- A Commissioner asked about noticing procedures for a project like this. Staff responded that noticing for this type of project, which doesn't apply to a specific parcel or project, requires a citywide notice. That's also why for items like this staff goes to the Roseville Coalition of Neighborhood Associations (RCONA) Board, so they can ask questions and provide information to their communities.

Chair Haggenjos opened the Public Hearing and public comment. Hearing none, Chair Haggenjos closed the public comment and Public Hearing.

Motion by Commissioner Prior, seconded by Commissioner Hagler, to:

1. Recommend the City Council consider and adopt a Resolution approving the Infill Objective Design Standards.

Roll call vote:

Ayes: Jensen, Unidad, Hagler, Prior, Haggenjos

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

Staff Reports

- There will not be a Planning Commission meeting in November.
- There will be a Planning Commission meeting on December 11, 2025.
- At the October 1, 2025, City Council meeting the City Council approved the Zoning and Subdivision Tolling Provisions - Roseville Municipal Code Amendments which will be effective November 14, 2025.
- Planning Manager, Greg Bitter, presented outgoing Planning Commissioner Jensen with a golden gavel and extended appreciation for his years of service to the City of Roseville citizens.

Commissioner Reports

- Commissioner Jensen stated that it has been an honor to serve the City, and how much he appreciates the dedication and care displayed by City staff and appreciates and thanks his fellow Commissioners.
- Chair Haggenjos extended appreciation to Commissioner Jensen for his mentorship to incoming Commissioners.

VIII. ADJOURNMENT

Motion by Commissioner Jensen, seconded by Commission Prior, to adjourn the meeting. The Motion passed unanimously at 7:04 p.m. with a voice vote.