



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

APPROVED MINUTES

Planning Commission Meeting

December 11, 2025

6:30 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

Present: Hagler, Prior, Unidad, Brashears

Absent: Maisch, Haggenjos

III. PLEDGE OF ALLEGIANCE

Vice Chair Brashears led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Vice Chair Brashears opened the Public Comment Period. Hearing none, Vice Chair Brashears closed the Public Comment period.

V. CONSENT CALENDAR

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.

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

Roll call vote:
Ayes: Hagler, Unidad, Prior, Brashears.
Noes: None

The Motion passed.

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.

Assistant Development Services Director, Greg Bitter, presented the staff report.

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

Applicant representative, Joseph Benson, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion with Applicant

- A Commissioner confirmed with the applicant that the building at 13 Sierragate is currently owned by a different preschool operator and that the proposed use includes not only Pre-K and K classes, but also before and after school programming.
- A Commissioner stated that while they initially had concerns about traffic associated with this request, their concerns have been addressed due to the fact that there will be no additional students or vehicle traffic associated with the use of 13 Sierragate.

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

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

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

Roll call vote:
Ayes: Unidad, Prior, Hagler, Brashears
Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

1. Election of Design Committee Alternate

This item was pulled from the agenda due to the number of Commissioners present.

Staff Reports

- There will be a Planning Commissioner training workshop on January 22, 2026, that will last approximately 1.5 hours.

Commissioner Reports.

- None

VIII. ADJOURNMENT

Motion by Commissioner Hagler, seconded by Commissioner Unidat, to adjourn the meeting. The Motion passed unanimously at 7:16 pm.