



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.



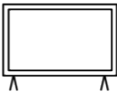
Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms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

<p style="text-align: center;">In person</p>  <p style="text-align: center;">Meetings take place at the Roseville Electric Building, First Floor 116 S. Grant Street</p>	<p style="text-align: center;">Online</p>  <p style="text-align: center;">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 style="text-align: center;">On TV</p>  <p style="text-align: center;">Watch live on government access channel (Comcast 14).</p>
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Clifford Haggengos, Jr., Chair
Erich Brashears, Vice-Chair
Bruce Hagler, Commissioner
Ed Kriz, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting
March 12, 2026
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 February 12, 2026

2. INFILL Parcel 10 & 339 – Sierra View Country Club Pickleball Courts, 105 Alta Vista Av, File #PL25-0531

Request: The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to allow the construction of four (4) new pickleball courts at the Sierra View Country Club.

Applicant: Taylor Elze, Lodestar Engineering and Surveying, Inc.

Property Owner: Sierra View Land Co.

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

The Planning Commission will consider the recommendation to:

1. Consider the Addendum to the Sierra View Country Club Initial Study/Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to four (4) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to seven (7) conditions of approval.

VI. REQUESTS/PRESENTATIONS

1. INFILL Parcel 373 – Phillip Road Site, 6382 Phillip Rd, File #PL24-1010

Request: Staff requests the Planning Commission accept public comment on the Draft Environmental Impact Report (DEIR) for the Phillip Road Site project. The DEIR has been prepared to support a request that includes a General Plan Amendment, Rezone, Major Project Permit (MPP) Stage 1 and 2, Tentative Subdivision Map, Tree Permit, and Development Agreement for the Phillip Road Site development project. The Phillip Road Site DEIR has been circulated for a 45-day public review and comment period, which ends at 5:00 p.m. on Monday, March 23, 2026. The purpose of this hearing item is to allow the public to provide oral comments on the contents and adequacy of the Phillip Road Site DEIR. All comments provided during this hearing will be collected, transcribed and a response will be provided with the preparation of the Final Environmental Impact Report (FEIR).

Applicant: Abbie Wertheim, Panattoni Development Company

Property Owner: City of Roseville

CONTACT: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Accept Public Comment on the Draft Environmental Impact Report for the Phillip Road Site project, File #PL24-1010 (SCH# 2025060240).

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT