



Clifford Haggenjos, 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

APPROVED MINUTES

Planning Commission Meeting

March 26, 2026

6:30 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

Present: Hagler, Kriz, Maisch, Unidad, Haggenjos.

Absent: Prior, 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.

James Fraliek provided comments, stating concern about low-income development occurring near his home. Chair Haggenjos recommended that he speak with Planning staff.

Chair Haggenjos closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of March 12, 2026

Motion by Commissioner Kriz, seconded by Commissioner Maisch, to approve the Consent Calendar.

Roll call vote:

Ayes: Kriz, Maisch, Unidad, Haggenjos.

Noes: None.

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. Accessory Dwelling Unit (ADU) Ordinance Update 2026, File# PL26-0134

Request: The project is a request to amend Roseville Municipal Code Chapter 19.60 (Accessory Dwelling Unit Ordinance) and amend Roseville Municipal Code Section 19.10.030 to update and reorganize the City's Accessory Dwelling Unit (ADU) Ordinance. Key changes include updating multiple sections to reflect legislation passed in 2025, including changing square footage limitations to be based on square footage of livable space, adding a definition for livable space, revising the number of ADUs permitted to reflect that any combination of permitted units is allowed, revising the Residential Zone General Development standards table of Roseville Municipal Code Section 19.10.030 to refer to Chapter 19.60 instead of stating the number of ADUs permitted, and limiting the owner occupancy requirement for a Junior ADU to cases where sanitation facilities (bathrooms) are shared. Additional changes include eliminating the Administrative Permit process allowing deviations from standards, adding references to the definition of "kitchens" found in Roseville Municipal Code Chapter 19.95, a new definition for "separate entrance" and "separate exterior entrance," and other changes to improve readability and clarity.

Senior Planner, Lauren Hocker, presented the presentation.

Commissioner Discussion with Staff

- A Commissioner asked what would happen if we did not adopt this Ordinance Amendment. Staff responded that several cities have received compliance letters from the Department of Housing and Community Development (HCD) and there could be penalties associated with having a non-compliant ordinance.
- A Commissioner asked how parking is addressed regarding the development of ADU. Staff responded that ADU laws do not allow parking regulations in most instances, however typical parking regulations are still in place.
- A Commissioner asked about regulations by the State versus the City on the number of permissible ADU's. Staff responded that without the adoption of a city ordinance, there would be no limit to the number of permissible ADU's.

Chair Haggenjos opened the Public Hearing and invited comments from the audience. Hearing no public comment, Chair Haggenjos closed the public comment period and Public Hearing.

Motion by Commissioner Unidad, seconded by Commissioner Maisch 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: Kriz, Hagler, Unidad, Maisch, Haggenjos,

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

Staff Reports

- There will not be an April 9, 2026, Planning Commission meeting.
- There will be an April 23, 2026, Planning Commission meeting.
- There will not be a May 4, 2026, Planning Commission meeting.

Commissioner Reports

- None

VIII. ADJOURNMENT

Motion by Commissioner Unidad, seconded by Commissioner Maisch, to adjourn the meeting. The Motion passed unanimously at 7:00 with a voice vote.