



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

roseville.ca.gov

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>In person</p>  <p>Meetings take place at the Roseville Electric Building, First Floor 116 S. Grant Street</p>	<p>Online</p>  <p>Watch meetings live on the City's YouTube channel or at roseville.ca.gov/watch. Past meetings are also available on the City's YouTube channel.</p>	<p>On TV</p>  <p>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
Lauren Hocker, Liaison

AGENDA

Planning Commission Meeting

May 28, 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 April 23, 2026

VI. REQUESTS/PRESENTATIONS

1. Sierra Vista Specific Plan Parcel KT-43 – AT&T Telecommunications Facility, 5750 Baseline Road, File # PL25-0335

Request: The applicant requests approval of a Conditional Use Permit to allow construction of a new cellular transmission facility consisting of a 75-foot-tall monopole, equipment cabinet, generator, and associated equipment within a 30'x 30' lease area in an existing self-storage facility currently under construction.

Applicant: Mark Lobaugh, Epic Wireless Group LLC

Owner: Baseline Storage LLC

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

The Planning Commission will consider the recommendation to:

1. Adopt the AT&T Telecommunications Facility Initial Study and Negative Declaration;
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.

2. Infill Parcel 32A – Pleis Addition, 161 S Lincoln St, File # PL26-0173

Request: The project is a request for an Administrative Permit to allow the construction of a two-story addition to an existing 1,620-square-foot single-family residence. The project will demolish an existing 380-square-foot detached garage and will replace it with a new 522-square-foot garage attached to the house. The total addition with the garage will be 1,366 sf. A previous Administrative Permit was approved for a similar addition under file #PL23-0358 but expired on March 14, 2026.

Applicant: Jacob Pleis

Property Owner: Jacob R Pleis and Natasha Pleis

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

The Planning Commission will consider the recommendation to:

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT