



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
Lauren Hocker, Liaison

DRAFT MINUTES

Planning Commission Meeting

May 28, 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 6:34 p.m.

II. ROLL CALL

Present: Hagler, Maisch, Prior, Unidad, Haggenjos

Absent: Brashears, Kriz

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 April 23, 2026

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

Roll call vote:

Ayes: Maish, Prior, Unidad, Hagler, Haggenjos

Noes: None

The Motion passed

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.

Staff requested that consideration of this item be continued to June 11, 2026, due to the absence of a quorum as two (2) commissioners needed to recuse themselves due to a conflict of interest.

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.

Associate Planner, Kinnie Shallago, presented the staff report.

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

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

Commissioner Discussion with Applicant

- A Commissioner inquired as to the reason the Administrative Permit had lapsed. The applicant responded that, due to financial constraints, the project design was modified and scaled back.
- A Commissioner inquired if the project would be completed within the required timeframe before expiration of the Administrative Permit. The applicant responded that it would.

Chair Haggenjos opened the public comment period.

Della Tubbs spoke in opposition of the project, alleging the following:

- Proposed design will be incompatible with the character of the surrounding neighborhood.
- It could negatively affect her property values.
- It would obstruct sunlight to her residence and garden.
- Project would result in privacy impacts due to second story windows.

- The building will not meet the 5-foot setback requirement because Ms. Tubbs believes the property line is not correct.

Hearing no further comments, Commissioner Haggenjos closed the public comment period and Public Hearing.

Commissioner Discussion with Staff

- A Commissioner inquired whether approval of the Administrative Permit could expose the City to liability if it were subsequently determined that the property line had been incorrectly identified. Staff responded that there would be no liability on the City's part and that any resulting dispute would be a civil matter between the property owners. The plans correctly show the addition being 5 feet from the property line. If there is a dispute regarding where the property line is on the ground versus on the plans, and it is found to be in a different location than expected, then the applicant may need to re-engineer the plans.
- A Commissioner inquired what the setback requirement is. Staff responded that it is five (5) feet, and that the plans before the Commission showed that setback requirement.
- A Commissioner stated that the burden of proof rests with those expressing opposition to the project.
- A Commissioner stated that he understood the concerns and frustration expressed; however, he noted that the City's role is to approve projects that meet applicable City standards, and that a project cannot be denied solely on the basis of personal preference.

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

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

Roll call vote:

Ayes: Hagler, Unidad, Maisch, Prior, Haggenjos

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER

Staff Reports

- There will be a Planning Commission on June 11, 2026, to hear Sierra Vista Specific Plan Parcel KT-43 -AT&T Telecommunications Facility, 5750 Baseline Road, File # PL25-0335 which was continued.
- Currently there are no items for the June 25, 2026, Planning Commission meeting.

Commissioner Reports

- None

VIII. ADJOURNMENT

Motion by Commissioner Maish, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed unanimously at 7:02 p.m. with a voice vote.