



City Council Chambers, 311 Vernon Street

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 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.

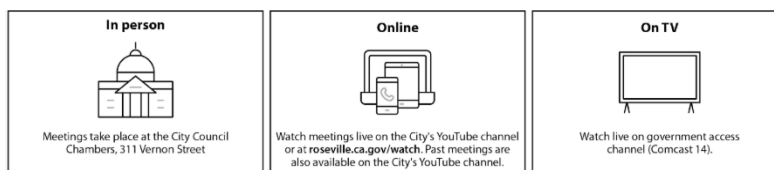
Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

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:





Clifford Haggenjos, Jr., Chair
Bruce Hagler, Commissioner
Ed Kriz, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Jason Probst, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Lauren Hocker, Liaison

AGENDA

Planning Commission Meeting

August 13, 2026

6:30 PM

City Council Chambers, 311 Vernon Street

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 June 11, 2026

VI. REQUESTS/PRESENTATIONS

1. Sierra Vista Specific Plan Parcel JM-41 & West Roseville Specific Plan Parcel W-20 – Sierra View Shopping Center, 1875 Pleasant Grove Bl, File # PL25-0496

Request: The applicant requests approval of a Conditional Use Permit to allow a fueling station and two drive-through restaurants adjacent to a residential parcel. The application also includes a Design Review Permit to allow construction of a 14.5-acre commercial shopping center with retail and restaurant uses, along with associated access, parking, lighting, and landscape improvements. The proposed combined building area is approximately 58,000 square feet. A Tentative Subdivision Map is also requested to reconfigure parcels consistent with the site plan.

Applicant: Warberg Partners, Inc.

Owner: SVC1 LLC

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

The Planning Commission will consider the recommendation to:

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval;
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety (90) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to forty-four (44) conditions of approval.

VII. STAFF/COMMISSIONER REPORTS

1. Election of the Planning Commission Chair
2. Election of the Planning Commission Vice Chair
3. Election of the Design Committee Chair
4. Election of Design Committee Alternate

VIII. ADJOURNMENT