



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

APPROVED MINUTES
Planning Commission Meeting
June 11, 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 6:00 p.m.

II. ROLL CALL

Present: Hagler, Kriz, Maisch, Prior, Unidad, Brashears, Haggenjos
Absent: None

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 May 28, 2026

Motion by Commission Prior, seconded by Vice Chair Brashears, to approve the Consent Calendar.

Roll call vote:

Ayes: Prior Hagler, Unidad, Maisch, Brashears, Haggenjos

Noes: None

Abstain: Kriz

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. **Sierra Vista Specific Plan Parcel KT-43 -AT&T Telecommunications Facility, 5750 Baseline Road, File# PL25-0335 (*This item was continued from the May 28, 2026, Planning Commission Meeting.*)**

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.

Commissioner Hagler recused himself due to a potential financial conflict of interest related to his investments and Commissioner Prior recused himself due to a potential financial conflict of interest related to his employment.

Associate Planner, Eric Singer, presented the staff report.

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

Applicant, Mark Lobaugh, Epic Wireless Group, LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion

- A Commissioner asked why only one (1) tower was being constructed when the need for coverage appears to be greater. The applicant responded that it is difficult to identify suitable locations in the area and that additional towers may be constructed in the future as development occurs.
- A Commissioner asked whether additional collocation arrays would go above or below the proposed arrays, whether that would result in a bigger visual clump of the arrays, and whether that would require additional City approval processes. The applicant responded that the proposed height was intended to remain consistent with the City's zoning ordinance. Staff added that a future co-location on the tower would not necessarily require a new or modified Conditional Use Permit. There are regulations allowing a certain amount of height increase without a public hearing, and that there is also room on the proposed tower for carriers to place antenna arrays below the proposed array, which are typically placed approximately 10 – 15 feet below the top-most array.

Commissioner Haggenjos opened the public comment.

Kate Rosenlieb spoke in support of the project. She stated:

- The need is great and cell service in west Roseville is terrible.
- There are not enough cell sites in the area, and the most recent tower did not help as much as was promised.

- Ms. Rosenlieb stated she has a booster on her house and it doesn't help enough.
- There aren't enough places that towers can go and the City could have done a better job planning for cell sites.

Chair Haggenjos closed the public comment period.

Commissioner Discussion

- A Commissioner thanked Ms. Rosenlieb for the detailed material she provided.
- A Commissioner asked about cellular service in the area. Staff responded that the City does not plan for cellular service coverage. However, the City's IT Department works with carriers to identify potential tower locations. Staff also stated that as commercial properties develop, additional opportunities for tower placement may become available.

Chair Haggenjos closed the Public Hearing.

A Motion by Commissioner Maisch, seconded by Commissioner Unidad 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.

Roll call vote:

Ayes: Unidad, Brashears, Maisch, Kriz, Haggenjos

Noes: None

The Motion passed.

Commissioner Hagler and Commissioner Prior returned to the dais.

VII. STAFF/COMMISSIONER REPORTS

Staff Report

- The Planning Commission scheduled for July 9, 2026, is canceled.
- There may be a Planning Commission meeting on July 23, 2026.
- At the next Planning Commission meeting a Planning Commissioner Chair and Vice Chair and a Design Committee Chair and Alternate will be elected. Also, the newest member of the Planning Committee will be introduced.
- Staff expressed their appreciation to outgoing Commissioner Brashears for his service to the City of Roseville over the past 9-1/2 years.

Commissioners' Reports

- A Commissioner asked where the next Planning Commission meeting would be held. Staff responded that the location has not yet been determined and stated that the Commission

- will be informed as soon as it is confirmed.
- Commissioners expressed their appreciation to Commissioner Brashears for his years of service to the City of Roseville and for his mentorship of incoming Commissioners.

VIII. ADJOURNMENT

Motion by Vice Chair Brashears, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed unanimously at 7:06 p.m. with a voice vote.