



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 blue 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:

In person	Online	On TV
 Meetings take place at the City Council Chambers, 311 Vernon Street	 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.	 Watch live on government access channel (Comcast 14).



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

AGENDA

Planning Commission Meeting

August 27, 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 August 13, 2026

VI. REQUESTS/PRESENTATIONS

1. Northeast Roseville Specific Plan Parcel 13 – Pet Clinic Conditional Use Permit, 1490 Eureka Rd, File # PL26-0317

Request: The applicant requests a Conditional Use Permit to allow a veterinary dermatology clinic use in the Regional Commercial/ Special Area Northeast (RC/SA-NE) zone district.

Applicant: Thomas J. Wilson, Thomas Wilson Architect, Inc.

Owner: Ethan Conrad Properties

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to three (3) conditions of approval.

2. Infill Parcel 13 - Oakleaf Estates Variance, 1010 Main St, File # PL26-0369

Request: The project is a request for an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates subdivision located on Atkins Court. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Applicant: Erika Madden, Fieldstone Communities, LLC

Property Owner: Lendco LLC

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

The Planning Commission will consider the recommendation to:

1. Adopt the three (3) findings of fact and approve the Administrative Variance subject to two (2) conditions of approval.

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT