



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
Greg Bitter, Liaison

APPROVED MINUTES

Planning Commission Meeting
February 12, 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 6:30 p.m.

II. ROLL CALL

Present: Hagler, Kriz, Maisch, Prior, Unidad, Haggenjos
Absent: Brashears

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 January 22, 2026

2. North Roseville Specific Plan Parcel 19 – Grace Collective Church Conditional Use Permit, 1219 Pleasant Grove Blvd, File #PL25-0467

Request: The applicant requests a Conditional Use Permit to allow Grace Collective Church (community assembly) to operate in a Business Professional (BP) zone district.

Motion by Commissioner Prior, seconded by Commissioner Maisch, to approve the Consent Calendar as listed.

Roll call:

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

Noes: None

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. Douglas-Sunrise Corridor Specific Plan Parcel DS-42 - 1376 Lead Hill Conditional Use Permit, 1376 Lead Hill Bl, File #PL25-0668

Request: The applicant requests a Conditional Use Permit and Administrative Permit for a Parking Reduction to allow an automobile repair use in the CC/SA-DS zone district. Approximately 12,200 sf of the building will be used by the Reliable Buick GMC Cadillac dealership, which is located in the Roseville Automall, to recondition, program, and repair vehicles. The remaining approximately 18,900 sf of the building will be reserved for future office space or other uses. The request also includes installation of gates to create an automobile storage area with employee parking at the rear of the site.

Commissioner Discussion

- A Commissioner inquired about the number of parking spaces requested as part of the parking reduction. Staff responded that the applicant is requesting a reduction of thirty (30) parking spaces.
- A Commissioner noted that the existing parking layout in the rear of the site appears to be designed primarily for employee use. Staff confirmed that the parking reduction is justified in part because the spaces in the rear will serve employees of the buildings on site.
- A Commissioner asked whether customers would be visiting the proposed Reliable Buick GMC Cadillac building. Staff stated that the building is proposed to operate as an automotive reconditioning and light repair facility only and that customers will not visit this location. All customer interactions will continue to occur at the Roseville Automall location.
- A Commissioner asked whether an auto repair shop is the same as an auto body repair shop. Staff clarified that there is a distinction between the two use types. Auto repair is permitted in more zoning districts than auto body repair, which is more restricted. Staff further stated that the proposed use is limited to auto repair only, and no auto body work would occur at the site.

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

Applicant representative, Bruce Westrup (owner of the Reliable dealership), stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion with Applicant

- A Commissioner asked whether the site would be used for auto repair, vehicle storage, or overflow parking. The Applicant responded that the site will be used for auto repair and overflow parking.
- A Commissioner asked where auto haulers would unload their vehicles. Commissioners wanted assurances that auto haulers would not unload on Lead Hill. Applicant responded that auto haulers would not be dropping vehicles off at the project site, rather new vehicles would be delivered inside of the Automall.
- A Commissioner asked if the building would be used to serve customers. Applicant responded that all public facing interactions would be held at their Roseville Automall location.

Chair Haggenjos opened the public comment period. Hearing none, Chair Haggenjos closed the public comment period and Public Hearing.

Commissioner Discussion

- A Commissioner expressed appreciation for Reliable Buick GMC Cadillac in expanding their business in Roseville. It is a great partnership.

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to three (3) conditions of approval.
2. Adopt the two (2) findings of fact and approve the Administrative Permit for Parking Reduction subject to two (2) conditions of approval.

Roll call:

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

Noes: None

The Motion passed.

2. Northeast Roseville Specific Plan Parcel 15L4 – Stone Point Hotel and Office, 1470 Stone Point Dr, File #PL25-0225

Request: The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to file #MPP 03-06 to revise the Stone Point Master Plan site development plan, allowing a three-story, 62,628-square-foot office building and a four-story, 56,700-square-foot hotel. A MPP Stage 2 is also requested to review the architecture and design of the proposed buildings, as well as a Tentative Parcel Map to subdivide the approximately 4.61-acre parcel into two parcels.

Associate Planner, Kinnie Shallago, presented the staff report.

Commissioner Discussion with Staff

- A Commissioner asked about the tree mitigation. Staff responded that trees can be replaced with up to 50% non-native trees.

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

Applicant representative, Tiffany Wilson, RSC Engineering, Inc, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion with Applicant

- A Commissioner asked what the expected timeline for the hotel build-out is. Applicant responded 1-1/2 to 2 years until the hotel would be open for business.
- A Commissioner clarified that the plan is to build the hotel not the office building at this time. Applicant responded that the proposed office building is a placeholder at this time.

Chair Haggenjos opened the public comment period. Hearing no public comment, Commissioner Haggenjos closed the public comment period and Public Hearing.

Commissioner Discussion

- A Commissioner stated that it was practical to cater to individuals that need accommodation for a longer stay. There is a high demand for these types of accommodations.

Motion by Commissioner Maisch, seconded by Commissioner Hagler to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval.
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-six (46) conditions of approval.

Roll call:

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

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

1. Election of Design Committee Chair

No action was taken on this item.

2. Election of Design Committee Alternate

Chair Haggenjos opened the Public Hearing and public comment period. Hearing none, Chair Haggenjos closed the public comment period and Public Hearing.

Motion by Commissioner Unidad, seconded by Commissioner Prior, to elect Commissioner Hagler as the Design Committee Alternate.

Roll call vote:

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

Noes: None

The Motion passed.

Staff Reports

- Staff informed the Commission that there would not be a meeting on February 26, 2026, however, there would be a meeting on March 12, 2026.

Commissioner Reports

- None

VIII. ADJOURNMENT

Motion by Commissioner Maisch, seconded by Commissioner Unidad, to adjourn the meeting. The Motion passed unanimously at 7:10 p.m. with a voice vote.