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

APPROVED MINUTES
Planning Commission Meeting
September 24, 2026
6:30 PM
City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Chair Unidad called the meeting to order at 6:30 p.m.

II. ROLL CALL

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

III. PLEDGE OF ALLEGIANCE

Chair Unidad led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Unidad opened the Public Comment period. Hearing none, Chair Unidad closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of September 10, 2026

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

Roll Call Vote:
Ayes: Maisch, Probst, Hagler, Haggenjos, Prior, Unidad
Noes: None.

The Motion passed unanimously.

VI. REQUESTS/PRESENTATIONS

1. Northeast Roseville Specific Plan Parcel 11- Walmart Gas Station, 1400 Lead Hill Bl, File # PL26-0117

Request: The applicant requests a Design Review Permit Modification to allow the construction of a new fuel station and a 1,556 square-foot convenience store within the existing parking lot of a Wal-Mart Supercenter.

Associate Planner, Kinarik Shallago, presented the staff report.

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

Applicant representative, Francisco Franco, stated he was in agreement with staff's recommendation.

Commissioner Discussion

- Commissioners inquired how Lot C will be affected. Staff replied that Lot C is developable, but that it will require a Design Review Permit to do so.
- A Commissioner commented that the current landscaping is not well maintained and they are hoping that following the commencement of the project this will change.
- A Commissioner commented that a lot of the parking is concentrated on one side of the building because only one entrance is open and expressed hope that Walmart would open the second door.

Chair Unidad opened the public comment period.

Jennifer Chapman spoke in regard to the project and offered the following comments:

- Requested that comments being made on NextDoor be collected and entered into the public record
- There is limited parking access due to designated pickup spots.
- Suggested Planning Commission require monitoring of the underground storage tanks due to groundwater concerns.

Commissioner Discussion

- A Commissioner stated that to be made a part of the record, those comments need to be submitted to the Planning Commission.
- A Commissioner observed that Condition of Approval #63 requires landscaping to be maintained in a healthy and weed-free condition, and if there is a problem with that people could call code enforcement.
- Staff provided a response to the request for a condition related to monitoring, stating that monitoring plans were handled by regulatory agencies, including the City of Roseville Fire Department and Placer County Environmental Health, and would not recommend that Planning Commission establish separate monitoring conditions.

- A Commissioner confirmed with staff that the original gas station approval was for Lot C, and that the conditions for this gas station was the same as others like it; staff confirmed.
- A Commissioner asked whether the parking lot would be restriped as part of this project, including freshening worn areas in other areas of the lot. Staff confirmed the new development area would be fully restriped and reconfigured. The applicant and staff confirmed that as part of the new development, they could work to freshen the pavement markings elsewhere on the site.
- A Commissioner asked whether there was sufficient space within the left turn pocket and other turning areas on Lead Hill for the new traffic. Staff indicated that there was, and that about 60% of the traffic using gas stations is usually pass-by trips that would be coming through the area already.

Chair Unidad closed the Public Hearing.

Motion by Commissioner Maisch, seconded by Commissioner Hagler, to

1. Consider the Addendum to the Lead Hill Commercial Center (Wal-Mart) Initial Study/Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to seventy-two (72) conditions of approval.

Roll Call Vote:
Ayes: Prior, Hagler, Haggenjos, Probst, Maisch, Unidad
Noes: None.

The Motion passed unanimously.

VII. STAFF/COMMISSIONER REPORTS

Staff Reports

- There will be no Planning Commission Meeting on October 8, 2026.
- There will be two (2) items for the Planning Commission meeting on October 22, 2026.

Commissioner Reports

- None

VIII. ADJOURNMENT

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