



Roseville Electric Building  
116 S. Grant Street, 1st Floor

[roseville.ca.us](http://roseville.ca.us)

**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 yellow 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.



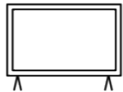
**Levine Act Provisions:** If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms and information.

**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](mailto: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:

<p><b>In person</b></p>  <p>Meetings take place at the Roseville Electric Building, First Floor 116 S. Grant Street</p>	<p><b>Online</b></p>  <p>Watch meetings live on the City's YouTube channel or at <a href="http://roseville.ca.us/watch">roseville.ca.us/watch</a>. Past meetings are also available on the City's YouTube channel.</p>	<p><b>On TV</b></p>  <p>Watch live on government access channel (Comcast 14).</p>
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Clifford Haggengos, 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

## **AGENDA**

Planning Commission Meeting  
February 12, 2026  
6:30 PM  
Roseville Electric Building  
116 S. Grant Street, 1st Floor

**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 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.

*Applicant:* Matthew Tinetti, Grace Collective Church

*Property Owner:* North American Baptists Inc.

CONTACT: Eric Singer 916-774-5536 [ejsinger@roseville.ca.us](mailto:ejsinger@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 four (4) conditions of approval.

## **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.

*Applicant:* Jeremy Cappalo, Reliable Buick GMC Cadillac

*Owner:* John Ziegler, STG Sierra Garden LP

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

### **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.

*Applicant:* Tiffany Wilson, RSC Engineering, Inc.

*Owner:* Eureka Development Company, LLC

CONTACT: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

#### **The Planning Commission will consider the recommendation 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.

## **VII. STAFF/COMMISSIONER REPORTS**

1. **Election of Design Committee Chair**
2. **Election of Design Committee Alternate**

## **VIII. ADJOURNMENT**