



Clifford Haggenjos, Chair  
Erich Brashears, Vice Chair  
Bruce Hagler, Commissioner  
Robert Jensen, Commissioner  
John Prior, Commissioner  
Kim Ryan Unidad, Commissioner  
Lupe Nelson, Secretary  
Greg Bitter, Liaison

## **APPROVED MINUTES**

Planning Commission Meeting

August 28, 2025

6:30 PM

City Council Chambers, 311 Vernon Street

### **I. CALL TO ORDER**

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

### **II. ROLL CALL**

Present: Hagler, Jensen, Prior, Unidad, Haggenjos

Absent: Brashears

### **III. PLEDGE OF ALLEGIANCE**

Commissioner Prior 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 August 14, 2025**

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

Roll call vote:

Ayes: Unidad, Prior, Hagler, Jensen, Haggenjos

Noes: None

## VI. REQUESTS/PRESENTATIONS

### 1. Sierra Vista Specific Plan Parcel DF-40, DF-41, DF-42 - Baseline Marketplace Modification, 5000 Baseline Rd, File # PL25-0246

**Request:** The applicant requests a Major Project Permit Modification (Stage 1 & 2) to make modifications to the site plan and design guidelines for the Baseline Marketplace commercial center. The Stage 2 Modifications include approval of detailed architectural elevations to allow the construction of Major Anchor 1 & 2 and one Drive-Thru Restaurant Building. Original MPP (Stage 1 & 2) approval was under file #2013PL-020. A new Tentative Subdivision Map is also requested to create new lots in conjunction with the modified site plan.

Senior Planner, Derek Ogden, presented the staff report.

#### Commissioner Discussion

- A Commissioner inquired if the increase in proposed drive-through restaurants would produce more vehicle trips. Staff confirmed that because of the overall reduction in square footage, the increase in drive-through restaurants would not generate more vehicle trips that originally anticipated with the project. Staff also commented that the proposed project is consistent with the City's Vehicle Miles Traveled (VMT) thresholds.

Chair Haggenjos opened the Public Hearing and public comment period.

Applicant representative, Don Webb, stated he had received a copy of the staff report and was in agreement with staff's recommendations.

#### Commissioner Discussion with Applicant

- A Commissioner inquired about the project timeline. The applicant stated that grading will begin in May 2026, box stores are projected to open in 2027, and the smaller stores are anticipated to open between 2027 and 2028.
- A Commissioner inquired about the reduction in the number of fuel stations. The applicant stated that since Costco will provide 40 pumps it was determined that no more than one additional gas stations would be necessary. He also stated that there is a greater need for drive-through restaurants.

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

Motion by Commissioner Jensen, seconded by Commissioner Prior to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to seven (7) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to seven (7) conditions of approval; and

3. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-one (61) conditions of approval.

Additional conditions of approval for the Major Project Permit Stage 1 And Stage 2 Modification

6. The applicant shall revise the western elevation of Major Tenant Building 2 to ensure the corner tower features match the height of the other tower features on the building. (Planning)
7. Driveway access along Baseline Road and Fiddymment Road shall be restricted to approved turning movements with a raised median curb as follows:
  - a) Baseline Road between Market Street and Pavillion Drive: All driveways shall be restricted to right turn ingress/egress only. A raised median curb within Baseline Road shall be designed and constructed, to the satisfaction of the City Engineer, to prohibit left turn ingress/egress.
  - b) Along Baseline Road between Upland Drive and Fiddymment Road, all driveways shall be restricted to right turn ingress/egress only. A raised median curb within Baseline Road shall be designed and constructed, to the satisfaction of the City Engineer, to prohibit left turn ingress/egress.
  - c) Along Fiddymment Road between Baseline Road and San Fernando Drive, the southern driveway shall be restricted to right turn ingress/egress only. The northern driveway shall allow for right turn ingress/egress and left turn ingress only. A raised median curb within Fiddymment Road shall be designed and constructed, to the satisfaction of the City Engineer, to prohibit the left turn movements described. (Engineering)

Roll call vote:

Ayes: Hagler, Jensen, Unidad, Prior, Haggengjos

Noes: None

The Motion passed.

**2. Zoning and Subdivision Ordinance Amendment – Tolling Provisions, File # PL25-0439**

**Request:** The request is a city-initiated request to amend Roseville Municipal Code Chapter 19 (Zoning Ordinance) to add a new Section 19.76.140 (Tolling Provisions) and amend Roseville Municipal Code Chapter 18 (Subdivision Ordinance) to modify Section 18.06.230 (Time Period of Approvals) to indicate that the expiration of approved projects shall be paused (tolled) during any time the approvals are or were the subject of a lawsuit.

Commissioner Discussion

- A Commissioner asked whether the proposed amendment had been reviewed by the City Attorney. Staff replied that it had.
- A Commissioner asked whether, during the tolling period, an applicant may proceed with plan review and construction. Staff responded that an appeal does not stop the permitting

process or construction; however, the risk remains with the applicant if the court's overturned the City's approval of a project. The tolling period allows for entitlements not to expire.

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

Motion by Commissioner Prior, seconded by Commissioner Unidad to:

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

Roll call vote:

Ayes: Jensen, Unidad, Prior, Hagler, Haggenjos

Noes: None

The Motion passed.

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

### Staff Reports

- There will not be a Planning Commission meeting on September 11, 2025.
- There will be a Planning Commission meeting on September 25, 2025.
- Due to Council Chamber renovations, Planning Commission meetings will be held at 116 S. Grant, Solar Conference room, beginning October 23, 2025, until further notice.

### Commissioner Reports

- None

## **VIII. ADJOURNMENT**

Motion by Commissioner Hagler, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed unanimously at 6:54 with a voice vote.