



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

DRAFT MINUTES

Planning Commission Meeting

September 25, 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, Maisch, Prior, Unidad, Brashears, Haggenjos

Absent: None

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 August 28, 2025

2. Northeast Roseville Specific Plan Parcel 13A - Roseville Automall Master Use Permit Modification, 400 Automall Dr, File # PL25-0408

Request: The applicant proposes to amend the Roseville Automall Master Use Permit to allow building facade signs with a maximum height limitation of forty-eight inches (48").

Motion by Vice Chair Brashears, seconded by Commissioner Unidad, to approve the Consent Calendar.

Roll call vote:

Ayes: Unidad, Maisch*, Hagler, Brashears, Prior, Jensen, Haggenjos

Noes: None

*Commissioner Maisch abstained from Item V.1.

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. **Amoruso Ranch Specific Plan Parcel AR-8, AR-9, AR-10, AR-16, AR-17, AR-18, & AR-23 - Amoruso Ranch Phase 1 Subphase B1, 5331 Green Feather Wy, File # PL25-0263**

Request: The applicant requests a Small Lot Tentative Subdivision Map to subdivide Amoruso Ranch Phase 1 Subphase B1 into approximately 312 residential lots and associated park, open space, water quality, and landscape lots. The project includes an Administrative Permit to transfer allocated units among existing Specific Plan parcels. A Design Review Permit for Residential Subdivision is also requested to modify the development standards and review elevations for select subdivisions.

Associate Planner, Sean Morales, presented the staff report.

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

Applicant representative, Marcus Lo Duca, Law Office of Marcus J Lo Duca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

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

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-four (64) conditions of approval;
2. Adopt the three (3) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

Roll call vote:

Ayes: Brashears, Prior, Jensen, Maisch, Unidad, Hagler, Haggenjos

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

Staff Report

- There will not be an October 9, 2025, Planning Commission meeting.
- There will be an October 23, 2025, Planning Commission meeting which will be held at the Roseville Electric Building, First Floor, 116 S. Grant Street. Also, this will be Commissioner Jensen's last meeting.
- The Pro Housing Workshop was held at the September 17, 2025, City Council meeting.
- A welcome was extended to the newest Planning Commissioner, Commissioner Maisch.

Commissioner Report

- Commissioner Unidad explained to the students in the audience the process by which the Planning Commission evaluates and decides on projects.

VIII. ADJOURNMENT

Motion by Vice Chair Brashears, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed at 6:49 p.m. with a voice vote.