



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

DRAFT MINUTES

Planning Commission Meeting

July 24, 2025

6:30 PM

City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Chair Prior called the meeting to order at 6:36 p.m. The meeting was delayed due to questions regarding a commissioner's residency eligibility.

II. ROLL CALL

Present: Brashears, Hagler, Jensen, Unidad, Haggenjos, Prior

Absent: None

Staff announced that Commissioner Randolph had recently moved outside the City limits and was not able to continue as a Planning Commissioner.

III. PLEDGE OF ALLEGIANCE

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

IV. PUBLIC COMMENTS

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

V. CONSENT CALENDAR

1. Minutes of June 26, 2025

2. North Central Roseville Specific Plan Parcel 61 - The Edge Performing Arts Conditional Use Permit, 945 Roseville Pw, Suite 140, File # PL25-0312

REQUEST

The applicant requests approval of a Conditional Use Permit to allow a specialty school in the NC (Neighborhood Commercial) zone district, located at 945 Roseville Pw. in the North Central Roseville Specific Plan (NCRSP) area. The proposed operation is a dance studio working with students ages 9-18. Classes are held beginning at 4:00pm and finishing by 9:30pm Monday - Friday.

Motion by Commissioner Brashers, seconded by Commissioner Jensen, to approve the Consent Calendar.

Roll call vote:

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

Noes: None

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. Infill Parcel 198 – Elite Towing, 2020 Taylor Rd, File # PL25-0290 REQUEST

The applicant requests a Conditional Use Permit for Elite Towing to operate an impound yard in the Industrial/Business Park (MP) district. The business will occupy 4,230 sf of the existing building located at 2020 Taylor Rd, Building A and a portion of the existing parking lot.

Associate Planner, Kinnie Shallow, presented the staff report.

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

Applicant Jaime Codero, Elite Transportation and Towing, LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Motion by Commissioner Jensen, seconded by Commissioner Brashears, to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to seven (7) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

1. Election of the Planning Commission Chair

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

Motion by Commissioner Brashears, seconded by Commissioner Jensen, to elect Vice-Chair Haggenjos as the Chair.

Roll call vote:

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

Noes: None

The Motion passed.

2. Election of the Planning Commission Vice Chair

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

Motion by Commissioner Jensen, seconded by Vice Chair Haggenjos, to elect Commissioner Brashears as Vice Chair.

Roll call vote:

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

Noes: None

The Motion passed.

3. Election of the Design Committee Chair

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

Planning Manager, Greg Bitter, explained the roles and responsibilities of the Design Committee Chair.

Motion by Commissioner Jensen, seconded by Commissioner Brashears, to elect Commissioner Unidad as Design Committee Chair. The Motion was amended to elect Vice-Haggenjos as the Design Committee Chair.

Roll call vote:

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

Noes: None

The Motion passed.

4. Election of Design Committee Alternate

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

Motion by Commissioner Brashears, seconded by Chair Prior, to elect Commissioner Jensen as Design Committee Alternate.

Roll call vote:

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

Noes: None

The Motion passed.

5. Recent Legislation Update

Planning Manager, Greg Bitter, updated the Commissioners on Assembly Bill 130 and Senate Bill 131 including how the reforms to the California Environmental Quality Act (CEQA) and other housing-related laws impact the City.

VIII. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Jensen, to adjourn the meeting.
The Motion passed unanimously at 7:08 p.m. with a voice vote.