



City Council Chambers, 311 Vernon Street

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.



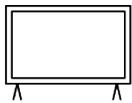
Levine Act Provisions: If you’ve made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms 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 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>In person</p>  <p>Meetings take place at the City Council Chambers, 311 Vernon Street</p>	<p>Online</p>  <p>Watch meetings live on the City's YouTube channel or at roseville.ca.us/watch. Past meetings are also available on the City's YouTube channel.</p>	<p>On TV</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
Robert Jensen, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting

September 25, 2025

6:30 PM

City Council Chambers, 311 Vernon Street

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 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").

Applicant/Property Owner: Damon Eberhart, Roseville Automall Association

The Planning Commission will consider the recommendation to:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to one (1) condition of approval.

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

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.

Applicant: Vance Jones, Wood Rodgers, Inc.

Property Owner: Gonzalo Rodriguez, Brookfield Sunset LLC

The Planning Commission will consider the recommendation 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.

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT