



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.

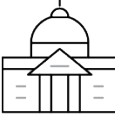

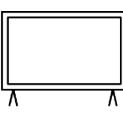
Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms 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
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting

August 14, 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 July 24, 2025

2. North Industrial Plan Area Parcel 50 – IMAGE Studios, 9089 Foothills Bl, File # PL25-0346

Request: The applicant requests a Conditional Use Permit to allow IMAGE Studios (salon studios) to operate in a Light Industrial (M1) zone district.

Applicant: Kris Steward, Plan Steward, Inc.

Property Owner: Eureka Development Company, LLC

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.

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

VI. REQUESTS/PRESENTATIONS

1. Infill Parcel 32A – 106 Ben Ezra Ave TPM, 106 Ben Ezra Av, File # PL25-0267

Request: The project is a request for a Tentative Parcel Map to subdivide 106 Ben Ezra Avenue (APN 013-192-024-000) into two separate parcels. Parcel A will be 0.215-acre and Parcel B will be 0.301-acre. No development is being proposed with this project.

Applicant: Josh Alva

Property Owner: Joshua I Alva and Cassia N Alva et al

The Planning Commission will consider the recommendation to:

1. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-nine (39) conditions of approval.

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

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT