



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

**DRAFT MINUTES**  
**Planning Commission Meeting April 23, 2026**  
**6:30 PM**  
**Roseville Electric Building, 116 S. Grant Street, 1st Floor**

**I. CALL TO ORDER**

Chair Haggenjos called the meeting to order at 6:01 p.m.

**II. ROLL CALL**

Present: Hagler, Maisch, Brashears, Haggenjos

Absent: Kriz, Prior, Unidad

**III. PLEDGE OF ALLEGIANCE**

Commissioner 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 March 26, 2026**

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

Roll call vote:

Ayes: Maisch, Brashears, Hagler, Haggenjos

Noes: None

The Motion passed.

**VI. REQUESTS/PRESENTATIONS**

**1. Zoning and Subdivision Ordinance Legislative Update 2026, File #PL26-0088**

**Request:** The project is an annual update to the Roseville Municipal Code Title 18 (Subdivision Ordinance) and Title 19 (Zoning Ordinance) in response to state legislation passed in 2025 and to make minor corrections and maintenance updates. The project includes amendments to the following Zoning Ordinance sections: Section 19.10.020 (Residential Zone Permitted Use Types) to add footnotes specifying that a Daycare is a principally permitted residential use of property

when collocated with multifamily housing; Section 19.12.020 (Commercial Zone Permitted Use Types) to add footnotes clarifying language regarding allocation of residential units within specific and master plans; and Chapter 19.28 (Residential Density Bonus) to incorporate changes to residential density bonuses per changes to state law, as well as remove a requirement for a proforma to obtain a density bonus. The project also includes amendments to the following Subdivision Ordinance sections: Chapter 18.05 (Tentative Map Applications - Ministerial) to rename the Ministerial Multifamily Maps section and to reflect changes in state law regarding remainder parcels and sales of parcels that have been subdivided using the process.

Associate Planner, Eric Singer, presented the staff report.

#### Commissioner Discussion

- A Commissioner asked if the staff was bringing this item before the Commission to comply with state law or if it was a clean-up measure. Staff responded that it was both.
- A Commissioner asked about mixed-use along Douglas and whether the density bonus law changes would affect development there. After clarifying that the question was related to the Corridor Plan areas, staff responded that residential density bonus law applies only to affordable housing. Staff also explained that the purpose of the change in state law was to ensure that waivers or incentives are being used for affordable housing projects, and not for projects that are mostly commercial or non-residential.

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

Vice Chair Brashear made the motion, seconded by Commissioner Hagler 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. Confirm Planning Commission reviewed the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

Roll call vote:

Ayes: Brashears, Maisch, Hagler, Haggenjos

Noes: None

The Motion passed.

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

### Staff Reports

- There will not be a Planning Commission meeting on May 14, 2026.
- There will be a Planning Commission meeting on May 28, 2026.
- Assistant Director, Greg Bitter, introduced Lauren Hocker as the new Planning Manager and liaison to the Planning Commission.

### Commissioner Reports

- Commissioners extended their congratulations to Ms. Hocker.
- Commissioners extended their appreciation to Mr. Bitter for his support, understanding, responsiveness and availability to Commissioners.

- A Commissioner asked if there would be a May Design Committee meeting. Staff responded that there would not.

#### **VIII. ADJOURNMENT**

Motion by Vice Chair Brashears, seconded by Commissioner Maisch, to adjourn the meeting. The Motion passed at 6:52 p.m. with a voice vote.