



Civic Center, 311 Vernon Street, 1st Floor

roseville.ca.gov

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Design Committee are held on the third Thursday of the month at 4:30 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 Design Committee 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 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.

In person



Civic Center, First Floor Conference Room
311 Vernon Street



Clifford Haggenjos, Jr., Chair
Sandra Boyle, Committee Member
Michael Rohey, Committee Member
Bruce Hagler, Alternate
Lupe Nelson, Secretary
Lauren Hocker, Liaison

AGENDA

Design Committee Meeting

July 16, 2026

4:30 PM

Civic Center, 311 Vernon Street, 1st Floor

I. CALL TO ORDER

II. ROLL CALL (SILENT)

III. PLEDGE OF ALLEGIANCE

IV. CONSENT CALENDAR

1. Minutes of March 19, 2026

V. REQUESTS/PRESENTATIONS

1. Highland Reserve North Specific Plan Parcel 46B – 7Brew Coffee, 10201 Fairway Dr, File # PL26-0163

Request: The project is a request for a Design Review Permit and Tentative Parcel Map to split existing parcel 46B in the Highland Reserve North Specific Plan into two parcels and allow construction of a 910-square-foot retail drive-through-only coffee shop on the newly created 0.499-acre parcel. The remaining 14.563-acre parcel will contain the existing Lowe's building and parking lot.

Applicant: Michael Serrato, CEI Engineering Associates, Inc.

Owner: Lowe's HIW, LLC

CONTACT: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

The Design Committee will consider the recommendation to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval; and

2. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-six (36) conditions of approval.

VI. STAFF/COMMITTEE REPORTS

VII. PUBLIC COMMENTS

VIII. ADJOURNMENT