Clifford Haggenjos, Jr, Chair
Sandra Boyle, Committee Member
Michael Rohey, Committee Member
Bruce Hagler, Alternate
Lupe Nelson, Secretary
Greg Bitter, Liaison

APPROVED MINUTES
Design Committee Meeting
March 19, 2026
4:30 PM
Civic Center, 311 Vernon Street, 1st Floor

I. CALL TO ORDER
Chair Hagler called the meeting to order at 4:30 p.m.

II. ROLL CALL
Present: Boyle, Rohey, Hagler

III. PLEDGE OF ALLEGIANCE
Chair Hagler led those in attendance in the Pledge of Allegiance.

IV. CONSENT CALENDAR
1. Minutes of November 20, 2025
Motion by Committee Member Boyle, seconded by Committee Member Rohey, to approve the Consent Calendar.

The Motion passed unanimously with a voice vote.

V. REQUESTS/PRESENTATIONS
1. Infill Parcel 18 - Elm St Duplex, 113 Elm St, File # PL25-0659
Request: The project is a request for a Design Review Permit to allow construction of one two- story duplex building (1,100 square feet per unit) and two single-story detached accessory dwelling units (599 square feet each).

Associate Planner, Sean Morales, presented the staff report.

<u>Committee Discussion</u>

- A Committee Member inquired about the location of the trash enclosure. Staff responded that this is a standard Finding of Fact and that trash enclosures are not typically required for residential projects of this scale. For the ADUs, trash toters will be stored near each unit, and residents will be responsible for hauling them to the street for collection.

- A Committee Member asked whether soil samples would be required, given that the property has not been previously developed. Staff responded that, as part of the building permit process, soil testing for compaction is expected. Staff also noted that adjacent residents have used the vacant property as a garden and that there is no apparent evidence of contamination.
- A Committee Member asked whether ADUs are allowed to be occupied by non-owners. Staff responded that owner-occupancy has not been required for ADUs for the past five years and JADUs since the beginning of this year.
- A Committee Member asked about landscaping requirements, particularly as they relate to weed abatement, and why such requirements have not been imposed by the City. Staff responded that projects follow Water Efficient Landscape Ordinance (WELO) requirements and weed abatement is not a requirement.

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

Applicant representative, Qays Abbo, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing no public comment, Chair Hagler closed the public comment and Public Hearing.

Senior Engineer, Jack Varozza, proposed to correct a small error on Condition 17 to change the driveway requirement from type S to type D.

Motion by Committee Member Rohey, seconded by Committee Member Boyle, to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to fifty (50) conditions of approval with modification to coa #17.

Modified coa #17

17. The applicant shall provide new 4' wide sidewalk and rolled curb-gutter along the length of the property frontage. In addition, the proposed driveways shall be City of Roseville standard Type D. (Engineering)

The Motion passed unanimously with a voice vote.

2. Highland Reserve North Specific Plan Parcel 47C - Highland Reserve Marketplace Restaurant, 10375 Fairway Dr, File # PL23-0091

Request: The project is a request for a Tentative Parcel Map to subdivide Parcel 1 of the Highland Reserve Marketplace into two parcels (Parcel 1 and Parcel 2) and a Design Review Permit to allow construction of a 5,000-square-foot retail and restaurant shell building with a drive-through on the newly created Parcel 2. Parcel 1 will contain the existing Kohl's building and parking lot.

Associate Planner, Kinarik Shallago, presented the staff report.

Committee Discussion

- A Committee Member asked whether the intended use of the project is for retail and/or restaurant purposes and requested confirmation that the floor plan can be demised into

separate tenant spaces. Staff responded that it is anticipated for a restaurant user but could also include retail uses and be demised in the future.
- A Committee Member asked at which end of the building the drive-through window would be located on. Staff referred to the Applicant for response.

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

Applicant representative, Greg Balderree, stated he had received a copy of the staff report and was in agreement with staff's recommendation and responded to Committee's questions.

Discussion with Applicant
- A Committee Member inquired about the project timeline. The applicant responded that, once approved, the project is expected to take approximately two (2) to three (3) years to complete.
- The applicant explained that the drive-thru will be located at the end of the building, allowing for a stacking length of 218 feet, which exceeds the required 180 feet.
- The applicant noted that the building was intentionally designed to be divisible into three separate units.
- The applicant also stated that there are currently a couple of potential leads for tenant occupancy.
- A Committee member stated that they appreciated the octagonal feature, as well as the addition of wood elements and the capped corner design.
- Applicant stated that the Kohl's building will match colors with the surrounding center.

Hearing no public comment, Chair Hagler closed the public comment and Public Hearing.

Motion by Committee Member Boyle, second by Committee Member Rohey, to:
1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-three (43) conditions of approval.

The Motion passed unanimously with a voice vote.

VI. STAFF/COMMITTEE REPORTS

Staff Reports
- There will not be a Design Committee meeting in April.

Committee Member Reports
- None

VII. PUBLIC COMMENTS

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

VIII. ADJOURNMENT

Motion by Committee Member Rohey, seconded by Committee Member Boyle, to adjourn the meeting. The Motion passed unanimously at 4:57 p.m. with a voice vote.