



**DRAFT MINUTES**  
September 19, 2024

DESIGN COMMITTEE MEETING  
4:30 P.M.  
Civic Center Meeting Rooms 1 & 2  
311 Vernon Street  
Roseville, California  
[www.roseville.ca.us](http://www.roseville.ca.us)

**1. CALL TO ORDER**

Chair Haggengos called the meeting to order at 4:30 p.m.

**2. SILENT ROLL CALL**

Present: Boyle, Clark, Haggengos

Absent: None

**3. CONSENT CALENDAR**

3.1. Minutes of August 15, 2024

Motion by Committee Member Clark, seconded by Committee Member Boyle, to approve the Consent Calendar.

The Motion passed unanimously with a voice vote.

**4. REQUESTS/PRESENTATIONS**

4.1. Infill Parcel 18 - 141 Birch Street Residential Project, 141 Birch St, File # PL24-0741

**REQUEST**

The applicant requests approval of a Design Review Permit to allow the construction of a 1,512-square-foot single-family dwelling unit and a 1500-square-foot duplex with associated parking and landscaping improvements.

Associate Planner, Escarlet Mar, presented the staff report.

Committee Discussion

- A Committee Member requested clarification on the location of the duplex parking. Staff stated that the parking is located at the rear of the property line closest to the duplex.
- A Committee Member asked what the setback is. Staff responded that the side setback is 5-feet from the property line.

- A Committee Member asked whether fencing is required around the property. Staff responded that it is not a requirement unless a swimming pool is present.
- A Committee Member asked whether the project would be a rental property or designated as affordable housing. Staff responded that the City does not regulate the status of residential properties.
- A Committee Member asked about the elevation of the side property. Staff referred the Committee Member to Exhibit A of the Staff Report.
- A Committee Member sought clarification on Drawing A3 of the Staff Report regarding the number of parking spaces for the home. Staff responded that the garage would be able to accommodate two (2) vehicles.
- A Committee Member asked if there would be any encroachment into the right-of-way. Staff responded that there would be and that a permit from Engineering would be required prior to construction.

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

Applicant, Sergey Brodskiy, Perfect Homes Solutions, LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendations.

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

Committee Member Clark, seconded by Committee Member Boyle, made the motion to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to twenty-five (25) conditions of approval.

The Motion passed unanimously with a voice vote.

## **5. BOARD MEMBER / STAFF REPORT**

### Staff Report

- There will not be an October Design Committee meeting.

### Board Member Reports

- None

## **6. PUBLIC COMMENTS**

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

## **7. ADJOURNMENT**

Motion by Committee Member Boyle, seconded by Committee Member Clark to adjourn the meeting. The Motion passed unanimously at 4:40 p.m. with a voice vote.