



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

APPROVED MINUTES
Design Committee Meeting
July 17, 2025
4:30 PM
City Council Chambers,
311 Vernon Street, Roseville, California

I. CALL TO ORDER

Chair Haggenjos called the meeting to order at 4:33 p.m.

II. ROLL CALL SILENT

Present: Boyle, Rohey, Haggenjos

Absent: None

III. PLEDGE OF ALLEGIANCE

Chair Haggenjos led those in attendance in the Pledge of Allegiance.

IV. CONSENT CALENDAR

1. Minutes of June 19, 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 108 – Rail Town Village, 412 Sixth St, File # PL24-1103

REQUEST

The applicant requests a Design Review Permit to construct five (5) new duplex buildings and two (2) ADUs totaling twelve (12) dwelling units, and a Tree Permit to remove eight (8) native oak trees and encroach into the protected zone of nineteen (19) other native oak trees.

Associate Planner, Eric Singer, presented the staff report.

Committee Discussion

- A Committee Member asked what the grading timeline is.
- A Committee Member asked how the Level 2 risk assessment for retained trees would be implemented, monitored, and when it would be required. Staff explained that during construction, an arborist must be onsite whenever work occurs near the protected tree drip lines. Standard measures such as tree protection fencing and signage would also be required prior to issuance of building permits. The applicant noted that the vast majority of the trees will be preserved.
- A Committee Member asked how the requirement to maintain garages for parking, rather than storage, would be enforced. Staff responded that if a complaint arises, staff will inspect the garage to ensure the condition is being met.
- A Committee Member asked if there is an intent to form a HOA. Staff responded that they believe there is not; applicant confirmed.
- A Committee Member asked if there are any soil issues. Staff responded that reports did not identify any. The applicant noted that the soil is of high quality, drains well, and will have minimal impact on the roadways.
- A Committee Member asked where overflow parking for events or holidays would be managed if the 23 spaces are full. Staff responded that any available public parking could be utilized.
- A Committee Member asked for clarification on parking, noting that the 23 spaces shown on the plan appear to be one more than required. Staff confirmed that 22 spaces are required and that the project proposes 23 spaces. Applicant noted that each ADU will have a garage unit.

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

Applicant Gary Orr, ORR Design Office, responded to questions from the Committee. He stated he had received copy of the staff report and was in agreement with staff's recommendation.

Committee Discussion

- A Committee Member asked how the shared driveway repair and maintenance would be maintained. Applicant responded that it would be maintained by the property owner, Everest LLC.
- A Committee Member asked if the property is being built to rent. Applicant responded that is correct.
- A Committee Member confirmed that a manager would not be on site as there are fewer than 16 units on site.
- A Committee Member confirmed that the square footage of the ADU's included the square footage of the lofts.

- A Committee Member asked what would happen if, once the project begins, an oak tree originally accounted for needed to be removed. Staff responded that a tree permit would need to be obtained.
- A Committee Member asked for clarification on the proximity of transit. Staff responded that the site could be served directly by Roseville Transit's Arrow service and confirmed the nearest local route stop is located just down the street.
- A Committee Member asked if there was a requirement for low-income housing. Staff responded that there was not an affordable housing requirement for this project.
- A Committee Member mentioned that the project would be an improvement to the area.
- A Committee Member had questions regarding the trash and if residents would need to take their trash receptacles to the street. Applicant responded that each garage has an alcove to store trash receptacles and that tenants will be required to pull them outside their home on trash day. Staff responded that the design of the driveway was not only for emergency vehicles access but also trash collection.
- A Commissioner expressed his appreciation for the permeable pavers.

Chair Haggenjos opened the public comment period. Seeing none Chair Haggenjos closed the public comment period and Public Hearing.

Commission Discussion

- A Commissioner expressed his thanks to the applicant for the care and design of the project.

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

1. Adopt the Rail Town Village Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-nine (69) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The Motion passed unanimously with a voice vote.

VI. STAFF/COMMITTEE REPORTS

Staff Report

- There will not be an August Design Committee Meeting
- Effective midnight on July 17, 2025, any project requiring a public hearing will require a project notification posting of a minimum 20" by 30" within first 30 days on-site in order for the project to be deemed complete in the processing.

Committee Report

- A Committee Member asked what type of projects are heard by the Design Committee. Staff responded that items that require a Design Review Permit and may be heard with some ancillary permits.

VII. PUBLIC COMMENTS

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

VIII. ADJOURNMENT

Committee Member Boyles, seconded by Committee Member Rohey, to adjourn the meeting. The Motion passed unanimously at 5:18 p.m. with a voice vote.