



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

DRAFT MINUTES

Design Committee Meeting

September 18, 2025

4:30 PM

Civic Center Meeting Rooms 1 & 2, 311 Vernon Street

I. CALL TO ORDER

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

II. ROLL CALL SILENT

Present: Rohey, Haggenjos

Absent: Boyle

III. CONSENT CALENDAR

1. Minutes of July 17, 2025

Motion by Committee Member Rohey, seconded by Chair Haggenjos, to approve the Consent Calendar.

The Motion passed unanimously with a voice vote.

IV. REQUESTS/PRESENTATIONS

1. North Industrial Plan Area Parcel 56 - M2 Motorsports, 8457 Washington Bl, File # PL24-0862

Request: The applicant requests approval of a Design Review Permit to allow construction of 51,565 s.f. of industrial and automobile storage buildings with an attached 1,882 s.f. clubhouse space for shared use. The request also includes a Voluntary Merger to merge the two existing parcels Lot 7 (.89 acres) and Lot 8 (2.06 acres) to create one 2.95-acre parcel to facilitate development of the property.

Associate Planner, Sean Morales, presented the staff report.

Committee Discussion

- A Committee Member asked whether events would be held at the clubhouse and if the allotted twenty (20) parking spaces would be sufficient. Staff responded that events

could be held at the clubhouse and that the available parking would be adequate. However, if additional parking is needed, a reciprocal parking agreement is in place to accommodate overflow.

- A Committee Member asked about Condition of Approval #50 regarding the location of the wet bars. Staff responded that each unit could potentially include its own wet bar and that units would be built to the owner's specifications.
- A Committee Member asked for clarification on where the community space would be located. Staff responded that it would be located within the clubhouse.
- A Committee Member asked how scheduling conflicts for the clubhouse would be managed. The applicant responded that members would schedule events through a designated staff member.
- A Committee Member asked if automobile maintenance, such as oil changes, would be permitted in the spaces. Staff responded that limited maintenance would be allowed, as the purpose of these spaces is to store high-end vehicles. Staff also noted that there are no floor drains in the spaces. Also, the project was reviewed by the Building Division and Fire Department and annual inspections would look at materials that would be stored in the spaces.
- A Committee Member asked what types of activities would be permitted. Staff responded that the Covenants, Conditions, and Restrictions (CC&Rs) would define allowable activities.
- A Committee Member inquired about on-site wastewater management. Staff explained that rainfall would flow into water quality swales and then into the storm drain system.

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

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

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

Motion by Committee Member Rohey, seconded by Chair Haggenjos to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy (70) conditions of approval; and
2. Approve the Voluntary Merger subject to nine (9) conditions of approval.

The Motion passed unanimously with a voice vote.

V. STAFF/COMMITTEE REPORTS

Staff Report

- Staff anticipates having items to present at the October 16, 2025, Design Committee meeting.

Committee Report

- None

VI. PUBLIC COMMENTS

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

VII. ADJOURNMENT

Committee Member Rohey made the motion, seconded by Chair Haggenjos to adjourn the meeting. The Motion passed unanimously at 4:50 p.m. with a voice vote.