



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

DRAFT MINUTES

Design Committee Meeting

November 20, 2025

4:30 PM

Civic Center, 311 Vernon Street, 1st Floor

I. CALL TO ORDER

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

II. ROLL CALL SILENT

Present: Boyle, Rohey, Haggenjos

Absent: None

III. PLEDGE OF ALLEGIANCE

Chair Haggenjos led the Pledge of Allegiance.

IV. CONSENT CALENDAR

1. Minutes of September 18, 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 PCL 285 – Concrete Batch Plant, 2021 Lendell Ln, File # PL24-0965

Request: The applicant requests a Design Review Permit to allow a prefabricated wet concrete (ready-mix) batch plant to be placed on the site and the construction of a 4,320-square-foot building with one caretaker's unit, associated aggregate storage in concrete masonry unit (CMU) bunkers, a storage container, and associated site improvements including parking, landscaping, and lighting. The project also includes a request for an Administrative Variance to allow the two batch plant silos to exceed the 50-foot height limit of the General Industrial (M2) zone by 2.5 feet, and an Administrative Permit to allow an on-site caretaker's unit in the M2 zone.

Associate Planner, Kinarik Shallago, presented the staff report.

Committee Discussion

- A Committee Member asked why a caretaker unit is needed on site. Staff replied that the caretaker will monitor the site in the evenings.
- A Committee Member asked if it is possible to utilize trees that are even taller to block the view of the towers. Staff replied that it would be very difficult to hide the entire towers with trees, but that larger trees are included in the landscape plan.
- A Committee Member asked about dust control measures. Staff reported that a condition is added to help with watering down the ground and that an air district permit to operate will be required.
- A Committee Member asked whether hot weather will affect operating hours. Staff replied that the use is permitted, so operation hours cannot be regulated. However, operations must abide by the City's noise ordinance.

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

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

Committee Questions

- A Committee Member asked how many silos there will be. Staff stated that their understanding is that there will be 2 silos.

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

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

1. Adopt the Concrete Batch Plant Initial Study/Mitigated Negative Declaration;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval;
3. Adopt the three (3) findings of fact and approve the Administrative Variance subject to three (3) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

The Motion passed unanimously with a voice vote.

VI. STAFF/COMMITTEE REPORTS

There were no Staff or Committee reports.

VII. PUBLIC COMMENTS

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

VIII. ADJOURNMENT

Committee Member Boyle made the Motion, seconded by Committee Member Rohey, to adjourn the meeting. The Motion passed unanimously at 4:54 p.m. with a voice vote.