



Civic Center, 311 Vernon Street, 1st Floor

roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Design Committee are held on the third Thursday of the month at 4:30 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Design Committee cannot discuss or act on items not listed on the agenda.

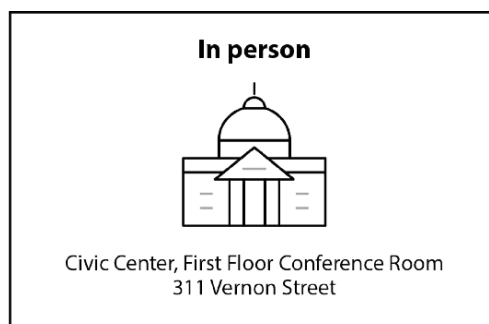
Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms and information.

Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting, including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.
City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol.





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

AGENDA

Design Committee Meeting

November 20, 2025

4:30 PM

Civic Center, 311 Vernon Street, 1st Floor

I. CALL TO ORDER

II. ROLL CALL SILENT

III. PLEDGE OF ALLEGIANCE

IV. CONSENT CALENDAR

1. Minutes of September 18, 2025

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.

Applicant: Joshua Gisi, CWE

Owner: Balwinder Singh Gill, Roseville Star Ready Mix

CONTACT: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

The Design Committee will consider the recommendation 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.

VI. STAFF/COMMITTEE REPORTS

VII. PUBLIC COMMENTS

VIII. ADJOURNMENT