



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.

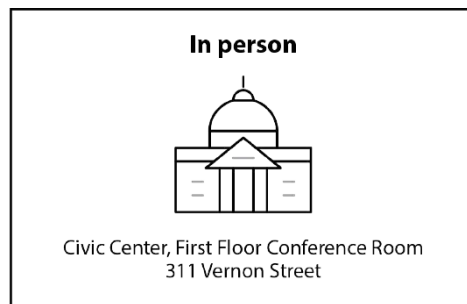
Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms 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 Haggenjos Jr., Chair
Sandra Boyle, Committee Member
Michael Rohey, Committee Member
Bruce Hagler, Alternate
Lupe Nelson, Secretary
Greg Bitters, Liaison

AGENDA

Design Committee Meeting

March 19, 2026

4:30 PM

Civic Center, 311 Vernon Street, 1st Floor

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. CONSENT CALENDAR

1. Minutes of November 20, 2025

V. REQUESTS/PRESENTATIONS

1. Infill Parcel 18 - Elm St Duplex, 113 Elm St, File # PL25-0659

Request: The project is a request for a Design Review Permit to allow construction of one two-story duplex building (1,100 square feet per unit) and two single-story detached accessory dwelling units (599 square feet each).

Applicant: Ksenia Ishchuk, Tangent Design & Engineering

Owner: Sugarloaf Investments LLC

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

The Design Committee will consider the recommendation to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to fifty (50) conditions of approval.

2. Highland Reserve North Specific Plan Parcel 47C - Highland Reserve Marketplace Restaurant, 10375 Fairway Dr, File # PL23-0091

Request: The project is a request for a Tentative Parcel Map to subdivide Parcel 1 of the Highland Reserve Marketplace into two parcels (Parcel 1 and Parcel 2) and a Design Review Permit to allow construction of a 5,000-square-foot retail and restaurant shell building with a drive-through on the newly created Parcel 2. Parcel 1 will contain the existing Kohl's building and parking lot.

Applicant: Greg S Balderree, GSB Architecture, Inc.

Owner: SN Investment Properties, LLC

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

The Design Committee will consider the recommendation to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-three (43) conditions of approval.

VI. STAFF/COMMITTEE REPORTS

VII. PUBLIC COMMENTS

VIII. ADJOURNMENT