City of Santa Rosa

City Hall, Council Chamber
100 Santa Rosa Ave.
Santa Rosa, CA 95404

DESIGN REVIEW AND PRESERVATION BOARD
REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED
SEPTEMBER 17, 2026

4:30 P.M.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBER LOCATED AT 100 SANTA ROSA AVENUE, SANTA ROSA.

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

1. HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR. CLICK ON THE "IN PROGRESS" LINK TO VIEW;

2. VIA ZOOM BY VISITING, HTTPS://SRCITY-ORG.ZOOM.US/J/87360892833 , OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 873 6089 2833

3. COMCAST CHANNEL 28; AND

4. VIA YOUTUBE AT HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA

Public Comment may be made live, in-person, during the meeting in the Council Chamber or submitted in advance via email at DRPB@srcity.org by 5:00 p.m. the Wednesday before the Design Review and Preservation Board Meeting. Any written correspondence may be included in the agenda before the meeting begins.

IN THE EVENT A BOARD MEMBER PARTICIPATES REMOTELY BASED ON JUST CAUSE UNDER THE BROWN ACT, THE CITY WILL ALLOW FOR PUBLIC COMMENT THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.

4:30 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953.8)

This time is reserved for any Board Member to announce remote participation under the "Just Cause" provision of Government Code Section 54953.8.

3. APPROVAL OF MINUTES

3.1 Draft Minutes - July 2, 2026.

Attachments: Draft Minutes - July, 02, 2026

4. PUBLIC COMMENTS

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction the Design Review and Preservation Board. The public may comment on agenda items when the item is called. Each speaker is allowed up to three minutes.

5. BOARD BUSINESS

5.1 STATEMENT OF PURPOSE

The Design Review & Preservation Board serves as the City's authority on design review and historic/cultural preservation. The Board is charged with considering the location, design, site plan configuration, and the overall effect of proposed projects upon surrounding properties and the City in general, as well as considering proposed alterations to properties within the City's Preservations Districts and designated landmarks. The Board shall compare proposed projects to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project within the City's Design Guidelines, architectural criteria for special areas, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and other applicable City and State requirements.

5.2 BOARD MEMBER REPORTS

5.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTION)

New Member Introduction - Vincenzo Signoretti.

6. DEPARTMENT REPORTS

This time is reserved for City staff to provide a briefing on issues of interest. No action will be taken on these matters except to possibly place a particular item on a future agenda for consideration.

7. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

8. CONSENT ITEM(S)

None.

9. SCHEDULED ITEM(S)

9.1* PUBLIC HEARING - EMERALD ISLE CONTINUING CARE RETIREMENT COMMUNITY

BACKGROUND: Proposed Major Design Review for an 82-unit Continuing Care Retirement Community (CCRC) consisting of a three-story main senior residential building with 63 independent living units and underground parking, 18 single-story detached senior residential units/casitas, and a single-story 9-bedroom assisted living/memory care building, with associated indoor and outdoor recreational amenities, landscaping, lighting, colors and materials, grading, circulation, emergency access, drainage, utilities, and related site improvements. The Design Review and Preservation Board will consider the project architecture, site design, massing, materials and colors, landscaping, lighting, parking, pedestrian and vehicular circulation, and related design features. The Planning Commission adopted the CEQA Addendum and approved the Minor Use Permit and Major Hillside Development Permit on September 10, 2026.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Design Review and Preservation Board, by resolution, approve Major Design Review for the Emerald Isle Continuing Care Retirement Community, located at 2021 Gullane Drive and 0 Thomas Lake Harris Drive.

Presented By: Kristinae Toomians, Senior Planner.

Attachments:
Staff Report
Staff Report - Redline Version (Uploaded 9-17-2026)
Staff Report - Clean Version (Uploaded 9-17-2026)
Attachment 1 - Disclosure Form
Attachment 2 - Location Map and Neighborhood Context
Attachment 3 - Project Description and Narrative
Attachment 4 - CEQA Addendum and Planning Commissic
Attachment 5 - Planning Commission MUP and HDP Reso
Attachment 6 - Architectural Plans
Attachment 6 - Architectural Plans-Revised (Uploaded 9-17
Attachment 7 - Civil Plans
Attachment 8 - Preliminary Landscape Plan, Site Details, a
Attachment 9 - Site Coverage and Slope Analysis
Attachment 10 - Site Photos and Photo Simulations
Attachment 11 - Public Correspondence
Resolution
Staff Presentation
Applicant Presentation
Late Correspondence - Uploaded 9-17-2026

10. ADJOURNMENT

*Ex parte communication disclosure required.

In compliance with Zoning Code Section 20-62, the decision of the Design Review and Preservation Board is final unless an appeal is filed on a City Appeal Form (https://srcity.org/DocumentCenter/Index/173) and associated fees, as noted on the City's Fee Schedule (https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

The City of Santa Rosa does not discriminate against individuals (including member(s) of a legislative body) with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Recording Secretary at (707) 543-4645 (TTY Relay at 711) or [ENTER EMAIL ADDRESS]. The e-mail subject line should read "ADA Accommodation Request" or "Language Assistance" and the email should include your name, address, telephone number, and a description of the request. If the request is received at least seven (7) business days prior to the board meeting, the copy shall be provided no later than two (2) business days prior to the board meeting. Meeting information can also be accessed via the internet at http://srcity.org.

Design Review and Preservation Board **- FINAL-REVISED** **SEPTEMBER 17, 2026**

Any writings or documents provided to the Design Review and Preservation Board prior to this meeting regarding any item on this agenda are available for public review at https://santa-rosa.legistar.com/Calendar.aspx or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.