



## City of Santa Rosa

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

### DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 5, 2019

#### 1. 4:30 PM CALL TO ORDER AND ROLL CALL

#### 2. APPROVAL OF MINUTES

2.1 November 7, 2019

**Attachments:** Draft Minutes

#### 3. BOARD BUSINESS

**Zoning Code Chapter 20-52.030 F. Project Review.** The review authority shall consider the location, design, site plan configuration, and the overall effect of the proposed project upon surrounding properties and the City in general. Review shall be conducted by comparing the proposed project 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, and other applicable City requirements (e.g., City policy statements and development plans.)

#### 4. PUBLIC COMMENT

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 public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

#### 5. STATEMENTS OF ABSTENTION

#### 6. SCHEDULED ITEMS

6.1 PUBLIC HEARING - DESIGN REVIEW MAJOR - EMERALD ISLE  
CONDOMINIUMS - DESIGN REVIEW MAJOR - 0 THOMAS LAKE  
HARRIS DR - DR19-018  
BACKGROUND: An 82-unit, condominium development for residents aged 55 and older to be developed, constructed, and managed by Oakmont Senior Living, LLC. Development of the 12.5-acre site

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includes seven residential buildings, a leasing/recreation building, garages, parking, and common areas

Project Planner: Trippel

**Attachments:**

[Staff Report](#)

[Attachment 1- Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Planned Development 72-001](#)

[Attachment 4 - PC Resolutions 11987-11990](#)

[Attachment 5 - Project Description](#)

[Attachment 6 - Design Concept](#)

[Attachment 7a - Project Plan Set 1 of 4](#)

[Attachment 7b - Project Plan Set 2 of 4](#)

[Attachment 7c - Project Plan Set 3 of 4](#)

[Attachment 7d - Project Plan Set 4 of 4](#)

[Attachment 8 - Colors and Materials Board](#)

[Attachment 9 - Land Use and Coverage Plan](#)

[Attachment 10 - Defensible Space Plan-Illustrated](#)

[Attachment 11 - Slope analysis with Site Plan](#)

[Attachment 12 - Visual Analysis](#)

[Attachment 13 - Arborist Report](#)

[Attachment 14 - Tree Removal Mitigation Summary](#)

[Attachment 15 - Emergency Preparedness and Evacuation](#)

[Attachment 16 - Public comments thru 11-18-2019](#)

[Draft Resolution](#)

[Resolution Attachment - DAC report](#)

[Resolution Attachment - MMRP](#)

[Staff Presentation](#)

## 7. BOARD MEMBER REPORTS

## 8. 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.

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### 9. ADJOURNMENT

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by calling (707) 543-3200 one week prior to the meeting. (TTY Relay at 711)

*Any writings or documents provided to a majority of this meeting body prior to this meeting regarding any item on this agenda are available for public review in Planning and Economic Development, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.*