City of Santa Rosa

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

Design Review and Preservation Board
Regular Meeting Minutes - Draft

Thursday, September 17, 2026 **4:30 PM**

1. CALL TO ORDER AND ROLL CALL

Chair Jones-Carter called the meeting to order at 4:30 p.m.

Present 5 - Chair Melanie Jones-Carter, Board Member Nathan Bisbee, Board Member Ingrid Anderson, Board Member Sher Ennis, and Board Member Vincenzo Signoretti

Absent 2 - Vice Chair Adam Sharron, and Board Member Drew Fagent

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

None.

3. APPROVAL OF MINUTES

3.1 Draft Minutes - July 2, 2026.

Approved as submitted.

4. PUBLIC COMMENTS

There were no public comments.

5. BOARD BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Jones-Carter read aloud the Statement of Purpose and a brief explanation of the Brown Act Meeting Procedures.

5.2 BOARD MEMBER REPORTS

None.

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

Chair Jones-Carter welcomed the new member of the Design Review and Preservation Board, Vincenzo Signoretti.

6. DEPARTMENT REPORTS

None.

7. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

None.

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.

Ex Parte Disclosures: None.

Senior Planner Kristinae Toomians presented.

Applicant presented.

Staff and Applicant responded to Board Members questions.

Chair Jones-Carter opened Public Hearing at 5:29 p.m.

Mary Wright spoke in opposition of the project.

Pat Avila spoke in opposition of the project.

Diana spoke in opposition of the project.

Mark Petterson spoke in opposition of the project.

Chair Jones-Carter closed the Public Hearing at 5:44 p.m.

Staff and Applicant responded to Board Members final questions.

A motion was made by Board Member Anderson, seconded by Board Member Signoretti, to waive reading of the text and adopt;

RESOLUTION NUMBER DRPB - RES - 2026-003 ENTITLED: RESOLUTION OF THE DESIGN REVIEW AND PRESERVATION BOARD OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING MAJOR DESIGN REVIEW FOR THE EMERALD ISLE CONTINUING CARE RETIREMENT COMMUNITY, LOCATED AT 2021 GULLANE DRIVE AND 0 THOMAS LAKE HARRIS DRIVE, SANTA ROSA, APNs 173-670-004 AND 173-670-016, FILE NO. PLN25-0258

The motion carried by the following vote:

Yes: 5 - Chair Jones-Carter, Board Member Bisbee, Board Member Anderson, Board Member Ennis and Board Member Signoretti

Absent: 2 - Vice Chair Sharron and Board Member Fagent

10. ADJOURNMENT

Chair Jones-Carter Adjourned the meeting at 6:13 p.m.

Approved on:

November 05, 2026

/S/ Cassia Schnepper, Recording Secretary