



# City of Santa Rosa

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

## Design Review Board Regular Meeting Minutes - Final

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Thursday, December 5, 2019

4:30 PM

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

Chair Kincaid called the meeting to order at 4:33 pm.

**Present** 5 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Brett Kordenbrock, Board Member Adam Sharron, and Board Member Henry Wix

**Absent** 2 - Board Member Eric Goldschlag, and Board Member Drew Weigl

### 2. APPROVAL OF MINUTES

The November 7, 2019 Minutes were approved as submitted.

### 3. BOARD BUSINESS

Chair Kincaid read aloud the Design Review Board Statement of Purpose.

### 4. PUBLIC COMMENT

Chair Kincaid opened public comments at 4:35 pm.

There were no public comments.

Chair Kincaid closed public comments at 4:35 pm.

### 5. STATEMENTS OF ABSTENTION

There were no abstentions.

### 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 includes seven residential buildings, a leasing/recreation building, garages, parking, and common areas  
Project Planner: Trippel

City Planner Andrew Trippel gave the staff report.

Applicant Rep Steve McCullagh gave a presentation.  
Landscape Architect Pete Wurtz gave a presentation.

Chair Kincaid opened the public hearing at 5:25 pm.  
There were no public comments.  
Chair Kincaid closed the public hearing at 5:25 pm.

Meeting went into Recess at 5:25 pm.

Meeting Reconvened

**MOVED by Vice Chair Hedgpeth, Seconded by Board Member Kordenbrock to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR EMERALD ISLE CONDOMINIUMS, LOCATED AT 0 THOMAS LAKE HARRIS DRIVE, APN 173-670-016 AND 173-670-004, FILE NO. DR19-018 with the following conditions:**

- 1. All building central gables shall be lowered.**
- 2. Consider revisiting central gable truss features to integrate more meaningfully with columns and eaves.**
- 3. Shall add windows in all residential building end walls on floors that can accept windows in order to better animate and activate these elevations.**
- 4. Consider incorporating the building primary entryway column batter feature into other entryway columns to more fully integrate this architectural feature into building designs, or remove the batter architectural feature from all building designs.**
- 5. Consider enlarging all entryway columns in order to create a more substantial architectural feature regardless of whether or not the incorporation of batter architectural features is expanded.**
- 6. Consider removing horizontal banding between 2nd and 3rd stories to enhance verticality of wall treatments.**
- 7. Use of split face concrete block (CMU) or finished stucco surfaces in retaining wall or "pony wall" construction is approved. Soften the split face block with landscaping.**
- 8. Shall modify color and materials board, with particular attention paid to window trim and building trim colors, including horizontal band between floors, so that roofing and siding colors blend in with the natural color palette of the surrounding site.**
- 9. Consider replacing El Dorado Stone with Kettle Valley Country Cottage Urgan Ledge Stone or similar product.**

**10. Shall incorporate Coastal Live Oak, Valley Oak, Black Oak, Olive, and Bay tree species into required 240 tree mitigation so that replacement trees are more varied with native trees and reflective of the same genus and species as removed trees.**

**11. Consider incorporating additional ornamental tree species, such as the Western Redbud, into ornamental tree plantings.**

**12. Proposed property line fence design and installation of property line fencing adjacent to the Fountaingrove Golf Course 11th fairway is approved. Future installation of future property line fence at a location or locations mutually agreed upon by Fountaingrove Golf Course and the applicant is allowed subject to Planning staff review and approval provided that any fence complies with the approved design.**

**13. Consider creating resident gathering spaces at rear building entry points by incorporating benches or other seating options into design.**

**14. Consider enhancing Buildings 1 and 7 connectivity to overall site through the addition of pedestrian walkways.**

**15. Consider second level balconies composed of vertical 2x6 wood boards with diagonal boards and top rails in larger dimension(s) to reflect the design orientation of truss gables above.**

**Yes:** 5 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Kordenbrock, Board Member Sharron and Board Member Wix

**Absent:** 2 - Board Member Goldschlag and Board Member Weigl

## **7. BOARD MEMBER REPORTS**

There were no Board Member reports.

## **8. DEPARTMENT REPORTS**

There were no Department reports.

## **9. ADJOURNMENT**

Chair Kincaid adjourned the meeting at 6:40 pm.

PREPARED BY:

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Patti Pacheco Gregg, Recording Secretary