

CITY OF SANTA ROSA
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
STAFF REPORT FOR JOINT MEETING BEFORE THE
DESIGN REVIEW BOARD & CULTURAL HERITAGE BOARD
April 19, 2018

<u>PROJECT TITLE</u>	<u>APPLICANT</u>
Caritas Village Conceptual Design	Catholic Charities
<u>ADDRESS/LOCATION</u>	<u>PROPERTY OWNER</u>
437 & 465 A Street; 516, 520, 600, 608 & 612 Morgan Street	Catholic Charities
<u>ASSESSOR'S PARCEL NUMBERS</u>	<u>FILE NUMBER</u>
010-041-001, -004, -005, -008, -010, -013, -014, -015, -016, -019, & -020	PRJ18-019
<u>PROJECT SITE ZONING</u>	<u>GENERAL PLAN DESIGNATION</u>
CH-H-SA & R-3-10-H	Retail/Medium Density Residential & Medium Density Residential
<u>APPLICATION DATE</u>	<u>APPLICATION COMPLETION DATE</u>
March 12, 2018	March 12, 2018
<u>PROJECT PLANNER</u>	<u>RECOMMENDATION</u>
Kristinae Toomians	No action required

PROPOSAL

The proposed project encompasses the majority of one city block, approximately 2.28-acres, bordered by A, Morgan, Sixth, and Seventh Streets in downtown Santa Rosa. The applicant proposes the following:

- Demolish the existing Catholic Charities facilities and residential buildings on the project site.
- Construct a 41,290-square-foot, three-story building, at the southeast corner of A and Sixth Streets, which will comprise of a 23,206-square-foot emergency housing shelter for up to 52 families, a 6,071-square-foot daycare center, 2,300-square-feet of transitional housing, and 9,713-square-feet of ancillary service/medical facilities (Caritas Center).
- Construct a 69,100-square-foot, four-story building with 91 residential apartment units along project site frontage of Morgan Street and the southeast corner of

ITEM NO.

Morgan and Seventh Streets (Caritas Homes Phase 1).

- Construct a 47,000-square-foot, four-story building with 48 residential apartment units along the project site frontage of A Street and the southwest corner of A and Seventh Streets (Caritas Homes Phase 2).

Per Section 0-52.030(D), Conceptual Design Review, although highly advised for most projects, is an optional review step, except for projects within the Historic (-H) Combining District. The purpose of the concept review is for the Cultural Heritage Board to identify for the applicant the character defining elements of the historic district and adjacent neighborhood.

Should the applicant proceed with the project, it will require City Council approval for a General Plan Amendment to Transit Village Mixed Use; a Specific Plan Amendment to Courthouse Square Sub-Area; a Rezoning to Transit Village Mixed Use (TV-M); a Major Conditional Use Permit to allow an emergency shelter and transitional housing uses; a parking reduction; Density Bonus; a Major Landmark Alteration Permit; a Parcel Map to reconfigure the property lines; and, Preliminary and Final Design Review approval.

ATTACHMENTS

- Attachment 1 – Disclosure Form
- Attachment 2 – Location Map
- Attachment 3 – Design Narrative
- Attachment 4 – Applicant’s Operational Statement
- Attachment 5 – Plan Set

CONTACT:

Kristinae Toomians, Senior Planner
Planning and Economic Development
KToomiansw@srcity.org
(707) 543-4692