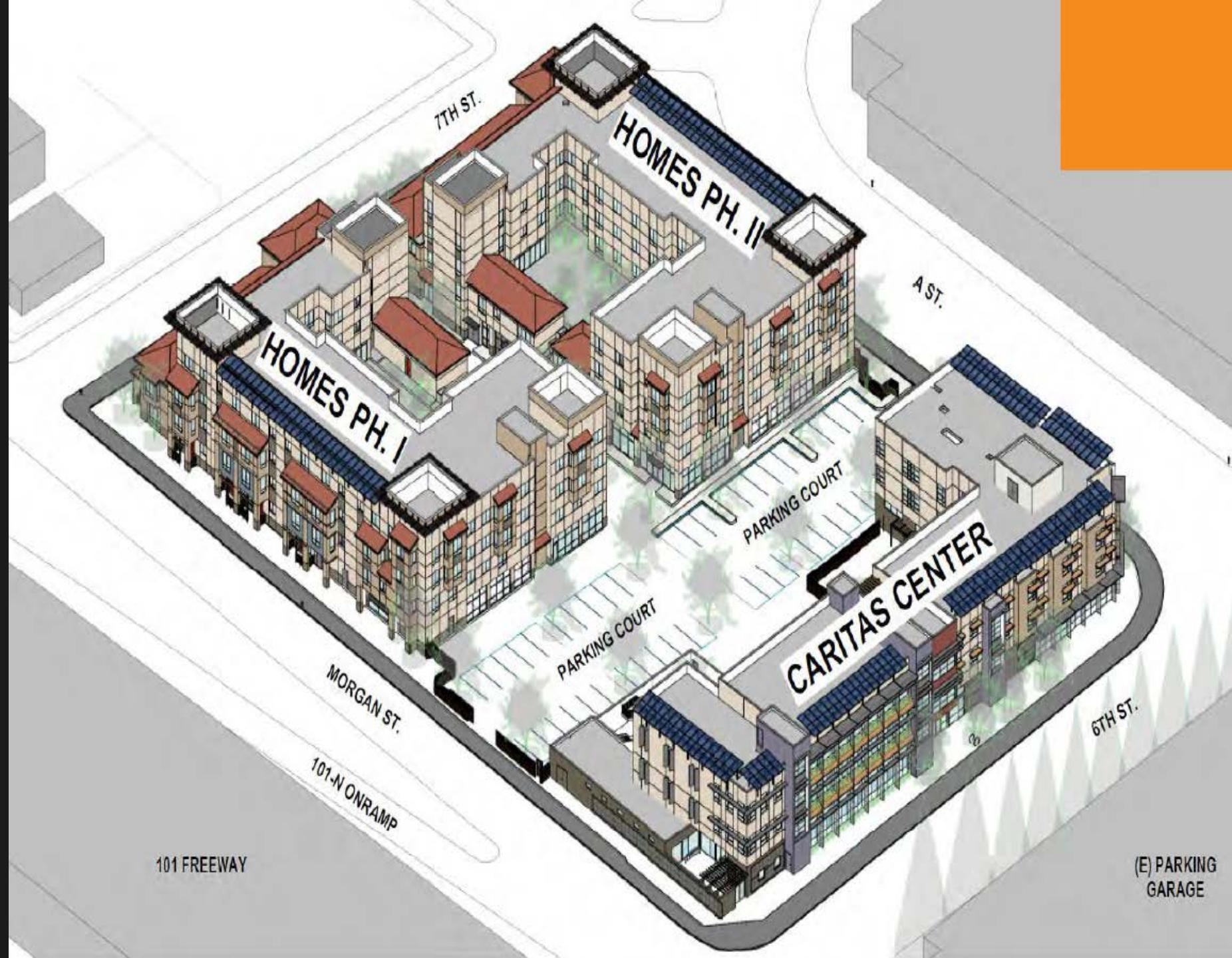


Caritas Village Project

Planning Commission Meeting

FEBRUARY 27, 2020





AGENDA

- INTRODUCTION
 - PROJECT OVERVIEW
 - PROJECT OBJECTIVES AND APPROVALS
- CEQA PURPOSE
- CEQA PROCESS
- CEQA IMPACT DETERMINATIONS
- ALTERNATIVES
- FINDINGS
- STATEMENT OF OVERRIDING CONSIDERATIONS
- QUESTIONS



Introduction



INTRODUCTION

Project Overview

The project involves construction of a full city block of development that includes a comprehensive family and homeless support services facility (Caritas Center) to be operated by Catholic Charities, and an affordable housing development (Caritas Homes) to be operated by Burbank Housing. Major project components include:

- Consolidation of the Family Support Center and the Navigation Center into single building
- 126 permanent affordable housing units
- 2 onsite manager units
- Ancillary improvements





Project Objectives and Approvals



CITY'S OBJECTIVES AND GOALS

City's Objectives and Goals

Orderly and systematic development of an integrated and sustainable residential community that is consistent with the goals and policies of the City of Santa Rosa General Plan and Downtown Station Area Specific Plan.

Downtown Specific Plan – increase the number of residents and employees within walking distance of the existing SMART site through intensification of land uses in the Plan Area.



APPLICANTS' OBJECTIVES AND GOALS

1. Construct new affordable housing and expanded homeless services predominately on land already owned by Catholic Charities
2. Continue to provide homeless and family support services at their existing location because the purchase funding for these parcels require that these services be ongoing. Community Development Block Grants (CDBG) partially funded Catholic Charities' acquisition of its parcels. CDBG funding restrictions require Catholic Charities to operate a Family Support Center and Homeless Services Center on the main part of the project site for at least 55 years, beginning in 2015.
3. Continue to provide homeless and family support services at their existing location, because this is a known and familiar location for them. These services have been offered here since 1989, and the public is familiar with and expects these services to be offered at this location. Preserving homeless services at this location is of particular importance to maintain participant enrollment and for continuity of services, and ease of use by Catholic Charities' clients.



APPLICANTS' OBJECTIVES AND GOALS

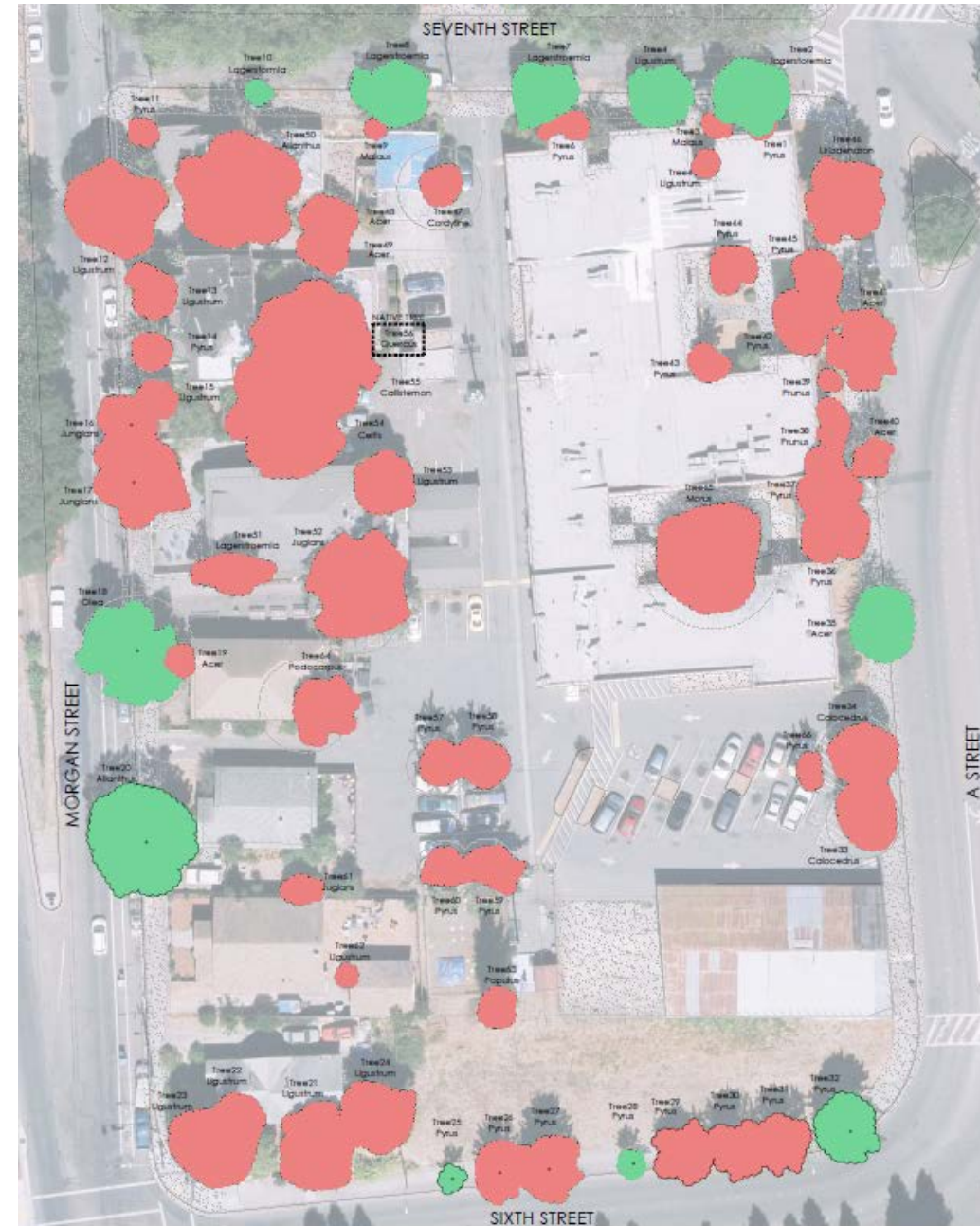
4. Since many of the service recipients and potential tenants do not own vehicles, construct the expanded center and housing within walking distance of the SMART Train Station and Transit Mall so clients and tenants have easy access to transportation to public services and jobs.
5. Provide onsite support services for residents of Caritas Homes.
6. Help as many people as practicable by developing the project site to the highest residential density allowed by the City's General Plan.
7. Develop transit and pedestrian-oriented affordable rental housing in downtown Santa Rosa within 0.25 mile of the SMART Train Station in Railroad Square and within 0.30 mile of Bus Route 1. Bus Route 1 is one of only two city routes that picks up passengers in 15-minute increments.
8. Reduce vehicle miles traveled by siting affordable rental housing at sites that can be developed with high densities near public transportation to reduce greenhouse gas emissions. This allows Burbank Housing to pursue state affordable housing and sustainable communities funding through the state's innovative cap-and-trade program. Qualifying sites for the program are rare in Sonoma County.



PROJECT APPROVALS

Required Entitlements

- General Plan Amendment
- Downtown Specific Plan Amendments
- Rezoning of all parcels to TV-M zoning district
- Parcel Map Creating Three Parcels
- Conditional Use Permit
- Housing Allocation Concession
- Density Bonus with Three Concessions
- Parking Reduction
- Landmark Alteration Permit(s)
- Design Review
- Sign Permit
- Right-of-Way Abandonment
- Tree Removal Permit
- Request for “Reserve A Allotments”





CEQQA Purpose



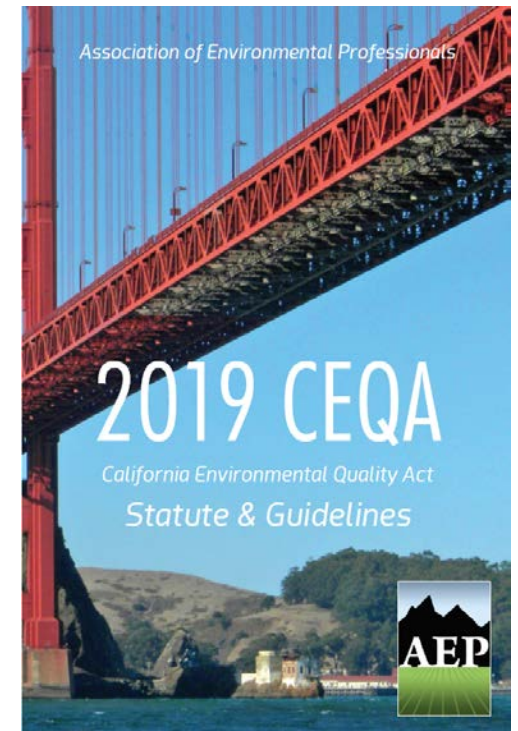
CEQA PURPOSE

Environmental Review Process

The purpose of CEQA is to identify, disclose, and consider the potential environmental impacts of proposed discretionary actions that lead agencies are considering for approval.

EIR's must be prepared pursuant to the CEQA Guidelines (14 California Code of Regulations 15000 et seq.).

CEQA requires that State and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects (California Public Resources Code 21000 et seq.).

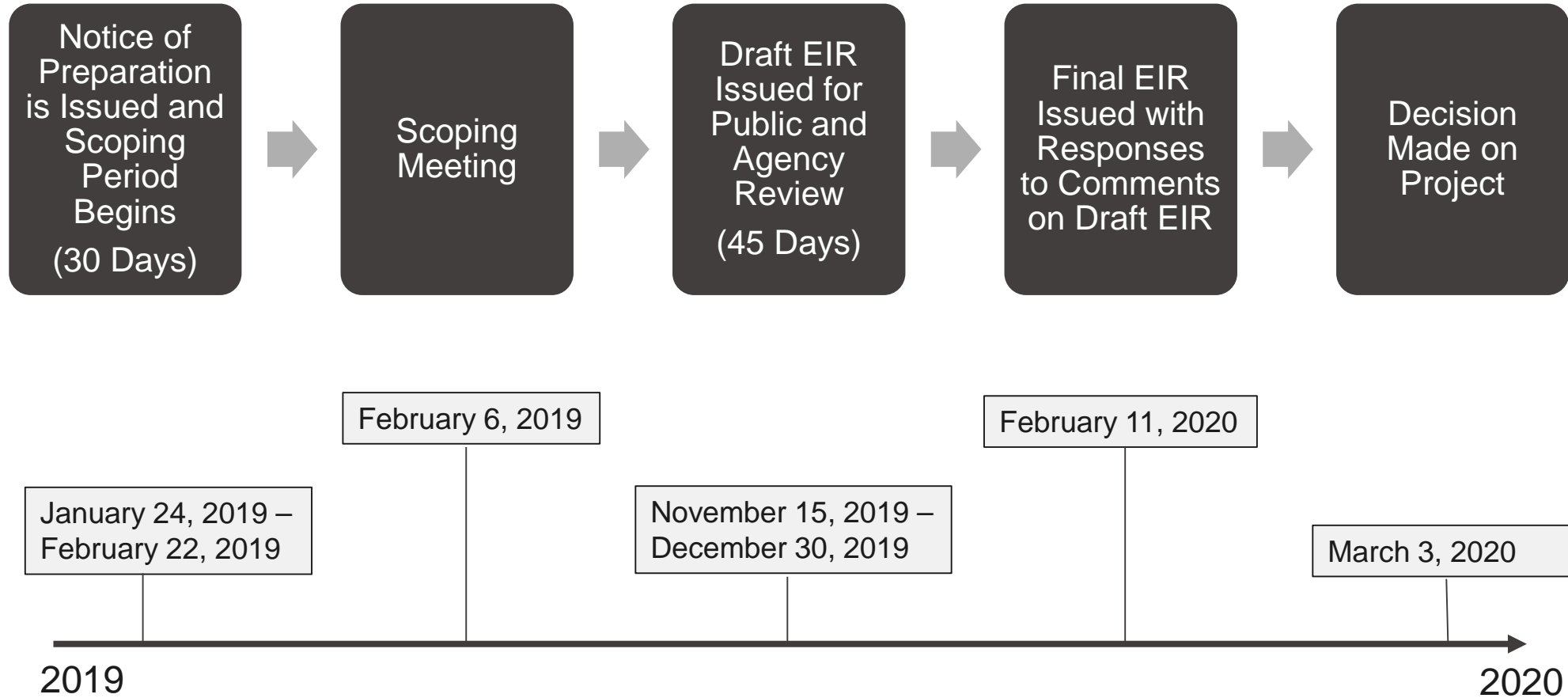




CEQA Process



CEQA PROCESS





CEQA Impact Determinations



CEQA IMPACT DETERMINATIONS

The Draft EIR found that except for Cultural Resources all other resource impacts would be less than significant or less than significant with mitigation.

Impact CUL-1: The proposed project would cause a substantial and adverse change in the significance of a historical resource as defined by §15064.5.

Significant and Unavoidable Impact

- Mitigation Measures:
 - MM CUL-1 Salvage Report
 - MM CUL-2 Public Report Documentation
 - MM CUL-3 Interpretive Materials
 - MM CUL-4 Compatible Design

Mitigation measures would reduce the indirect impacts to the St. Rose Historic District but would not reduce to a less than significant level. Demolition of the historic resources at 520 and 608 Morgan Street would still occur.



Alternatives



ALTERNATIVES

Purpose of Alternatives

The purpose of an alternative analysis pursuant to CEQA is to identify feasible options that would attain most of the basic objectives of a proposed project while reducing one or more of its significant effects.

The CEQA Guidelines section 15126.6 states:

The range of alternatives required in an EIR is governed by a “rule of reason”; the EIR must evaluate only those alternative necessary to permit a reasonable choice. The alternatives shall be limited to those that would avoid or substantially lessen any of the significant effects of a proposed project while meeting most of the underlying project objectives.



ALTERNATIVE 1

No Project

CEQA Guidelines section 12126.6(e)(1) requires that the no project alternative be described and analyzed.

The no project alternative assumes no additional development would occur to the project site.

The no project alternative would avoid the significant and unavoidable impact to historical resources as defined in section 15064.5, it would not meet two critical project objectives; increasing services to homeless individuals and providing permanent housing to people who have been or are at risk of homelessness.





ALTERNATIVE 2

Site Redesign – Two Buildings/Reduced Footprint/Higher Density

Alternative 2 would involve a site redesign the site two separate buildings for Caritas Center and Caritas Homes. Characteristics of this alternative include:

1. Higher density single building for Caritas Homes along A Street.
2. Acreage for each component would be approximately 0.75 acre.
3. 75 percent of the square footage/housing units.
4. Reduced or eliminated surface parking.
5. Taller buildings than the proposed project.
6. Structures adjacent to Morgan Street would be maintained



This alternative would not meet the project objective to help as many people as practicable by developing the project site to the highest residential density allowed by the City's General Plan



ALTERNATIVE 3

Partial Preservation

Alternative 3 would involve demolition of all structures on the project site except for the historic single-family home at 520 Morgan and the single-family home at 512 Morgan.

520 and 512 Morgan would be relocated to two vacant lots (501 A Street and 507 A Street).

507 A Street would be used as a residence and 501 A Street would be used as administrative offices by Catholic Charities staff.

608 Morgan would still be demolished under this alternative.

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Findings



Statement of Overriding Considerations



QUESTIONS?