

CITY OF SANTA ROSA
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
STAFF REPORT FOR JOINT MEETING BEFORE THE
DESIGN REVIEW BOARD & CULTURAL HERITAGE BOARD
October 2, 2019

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| <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 | DR19-047 |
| <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> |
| July 30, 2019 | July 30, 2019 |
| <u>PROJECT PLANNER</u> | <u>RECOMMENDATION</u> |
| Kristinae Toomians | No action required |

PROPOSAL

Concept Design Review of a proposed project involving the 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. The Caritas Center would consolidate the existing onsite Family Support Center and Navigation Center into a single building that would provide emergency shelter, a navigation center, transitional housing, coordinated entry, wrap-around services, health services, and administrative offices. Caritas Homes would provide up to 126 permanent affordable housing units plus two units for onsite managers. Other ancillary improvements would include landscaping, roadway improvements, water line improvements, and pedestrian walkways. The project requires the following entitlements: General Plan Amendment, Downtown Specific Plan amendments, rezoning, parcel map, Conditional Use Permit (CUP), housing allocation plan concession, density bonus (with concessions and

waivers), parking reduction, Major Landmark Alteration permit(s), Major Design Review, and a tree removal permit.

Caritas Center

The Caritas Center would centralize Catholic Charities' services and programs currently located on the site by consolidating them into a single comprehensive homeless support services facility totaling approximately 46,587 square feet and three stories in height.

The Caritas Center includes a progression of private walled gardens, allowing privacy for user groups, and offering off-street sheltered spaces for gathering. Wooden trellis elements, as well as metal armature and raised planter boxes, provide vertical garden opportunities. There is a clear hierarchy between the lobby entries (at the middle of 6th and 7th streets) and the intimately scaled apartment patios (lining 7th, A, and Morgan streets).

Caritas Homes

Caritas Homes would provide up to 126 new units of permanent affordable rental housing in two residential structures, plus two units reserved for onsite managers for a total of 128 units (See Figure 2-4). These two residential structures would mostly be built on top of ground-level podium parking for the equivalent of four-story buildings except along 7th Street. Three of the four sides of the residential structures would have active uses on the ground floor and at the shared plaza, or mews. Other common amenities would include outward facing lobbies and community rooms. Along 7th Street, the Caritas Homes structures would be three-story apartments. Along Morgan and A Streets, the buildings would have ground-floor residential units facing onto the street to conceal the internal parking garages. All ground floor units look directly onto the street that they face. Exterior doors, patios, and windows directly address the public sidewalk. Each phase of the residential construction would be composed of a building providing 64 units, totaling 61,246 square feet for a total of 128 units (126 rental units and two manager units).

Caritas Homes would be podium-style construction, where a portion of the ground level would be vehicle parking with up to three stories of residential construction above the single-story parking podium. The ground floor residential units along Morgan and A Streets would conceal the internal parking garages. The 7th Street frontage would be limited to two stories. The plaza, or mews, between the two residential structures would be pedestrian friendly with shared amenities lining both sides and would include landscaping features. The Morgan and A Street frontages would similarly be pedestrian friendly with ground-level units and patios along most of their façades. There would be additional open space in the form of landscaped courtyards on top of the garage.

This is the second Conceptual Design Review for this proposed project, since April 19, 2018.

ATTACHMENTS

- Attachment 1 – Disclosure Form
- Attachment 2 – Location Map
- Attachment 3 – Design Narrative
- Attachment 4 – Plan Set
- Attachment 5 – Renderings

CONTACT:

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