

# Caritas Village

Joint Hearing of the  
Design Review Board &  
Cultural Heritage Board

August 6, 2020

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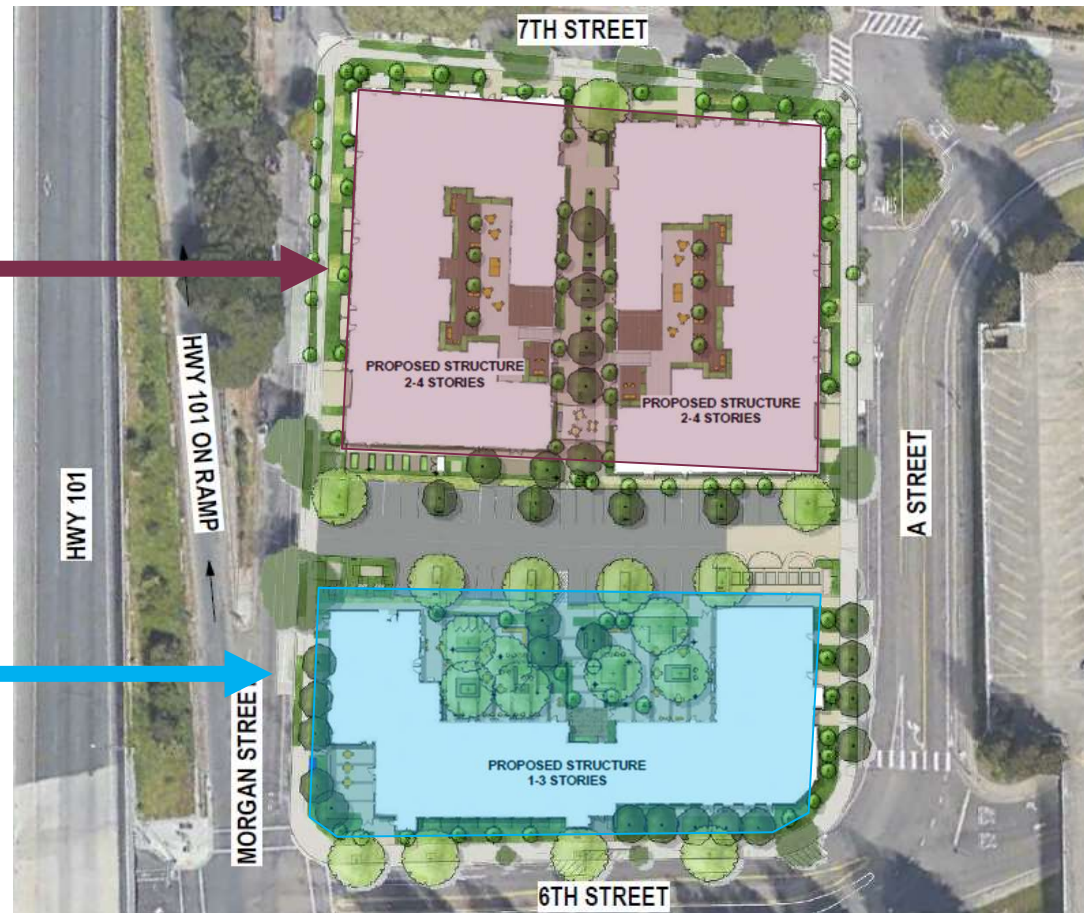
## Caritas Village

- The 2.78-acre project site is within the west part of downtown.
- Bordered by 7th Street to the north, A Street to the east, 6th Street to the south, and Morgan Street to the west.
- The project site is fully developed and consists of Catholic Charities' Homeless Services Center and Family Support Center.



Redevelopment of a city block for:

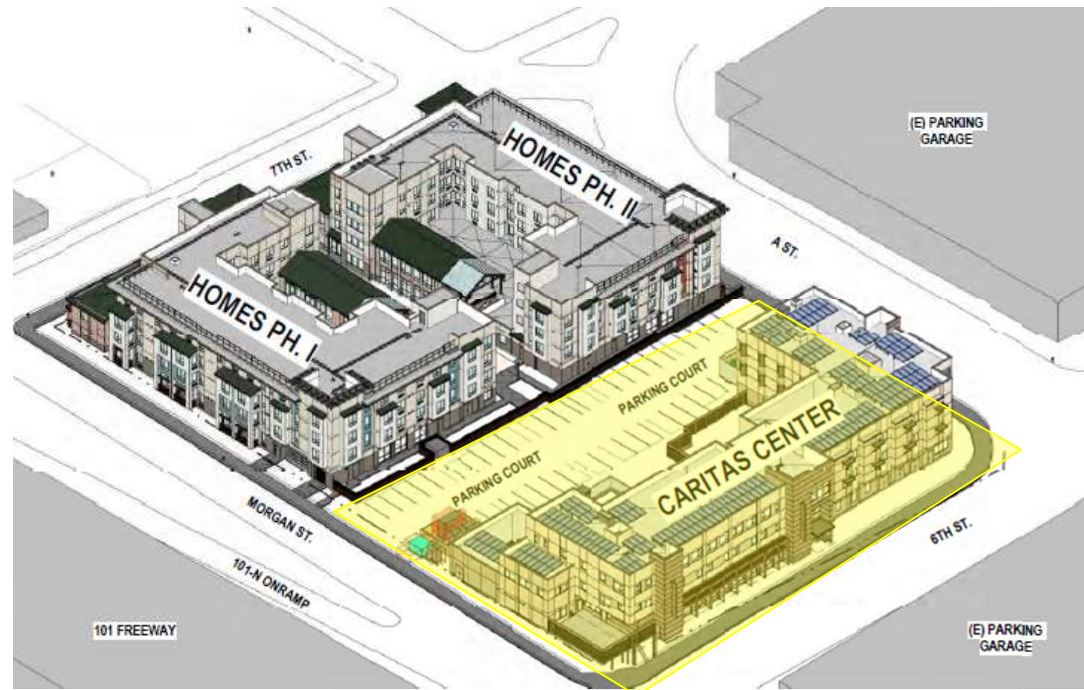
- A 126-unit affordable housing development (Caritas Homes) to be operated by Burbank Housing.
- A comprehensive family and homeless support services facility (Caritas Center) to be operated by Catholic Charities.



## Caritas Center

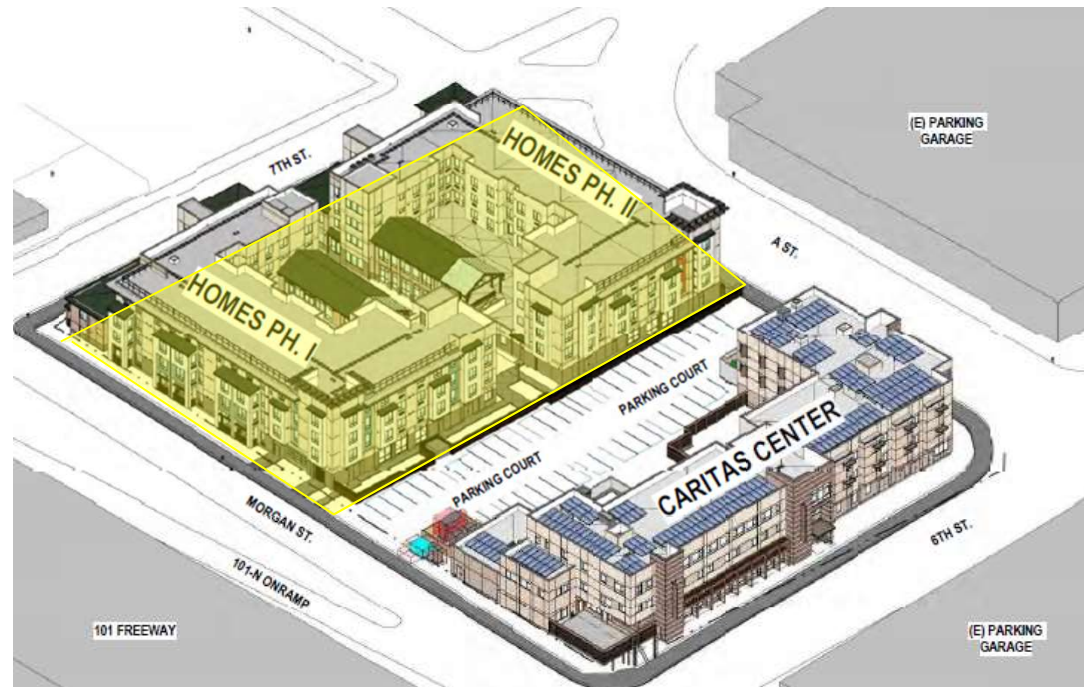
The Caritas Center would centralize services and programs currently located on the site by consolidating them into a single, comprehensive homeless support services facility totaling approximately 46,587-sqft, and three stories in height.

- Expand its emergency family housing
- Accommodate Nightingale Program participants
- Expand the Transitional Residency Program



## Caritas Homes

- Caritas Homes would provide up to 126 permanent affordable housing units plus two units for onsite managers.
- The residential units would be a mix of studio, one-bedroom, and two-bedroom apartments.
- Approximately half of these units would target people who have experienced homelessness or who are at risk of homelessness.



- On March 21, 2018, the City held a pre-application neighborhood meeting to introduce the proposed project.
- On April 19, 2018, Planning staff presented a conceptual design of the project to a joint meeting with the Cultural Heritage Board and Design Review Board.
- On September 10, 2018, the applicants submitted applications for a General Plan Amendment, Rezoning, Major Conditional Use Permit, Tentative Parcel Map, and Major Landmark Alteration.

- On October 12, 2018, Planning staff mailed a standard Notice of Application to property owners within 400-feet of the project site, as required by the current Code at the time.
- On November 1, 2018, Planning staff mailed a revised, 4-page, color Notice of Application to property owners within 1,000 feet (pre-dating current postcard notices).

- On January 24, 2019, a Notice of Preparation of a Draft EIR was sent to State agencies, responsible agencies, local & public agencies, trustee agencies, and other interested parties. Written comments to the Notice of Preparation are included in Appendix A of the Draft EIR.
- On February 6, 2019, Planning staff held a scoping meeting to determine the scope of the required Environmental Impact Report (EIR). Scoping meeting comment summary and transcripts are included in Appendix A of the Draft EIR.



- On October 16, 2019, Planning staff presented a revised conceptual design of the project to a second joint meeting with the Cultural Heritage Board and Design Review Board.

- On November 15, 2019, City staff mailed and posted a Notice of Availability of the Draft EIR to State agencies, responsible agencies, local & public agencies, trustee agencies, and other interested parties.
  - Notice was published in the Press Democrat.
  - A 45-day public review period started on November 15, 2019 and concluded on December 30, 2019.

## Planning Commission - February 27, 2020

On February 27, 2020, the Planning Commission recommended that the City Council:

1. certify an Environmental Impact Report for the Caritas Village project;
2. adopt the Findings of Fact, Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations;
3. approve a General Plan Amendment to change the land use designation from Medium Density Residential and Retail & Business Services to Transit Village Mixed Use;
4. approve a Specific Plan Amendment to include all project parcels within the Courthouse Square Sub-Area and specify roundabout diameter widths of 80-feet at 6th & A Street and 7th & A Street intersections;
5. adopt a rezoning of the subject project site to TV-M-H-SA (Transit-Village Mixed);
6. approve a Minor Conditional Use Permit for an emergency shelter;
7. And, approve a Tentative Map for Caritas Village.

## City Council – March 3, 2020

On March 3, 2020, the City Council:

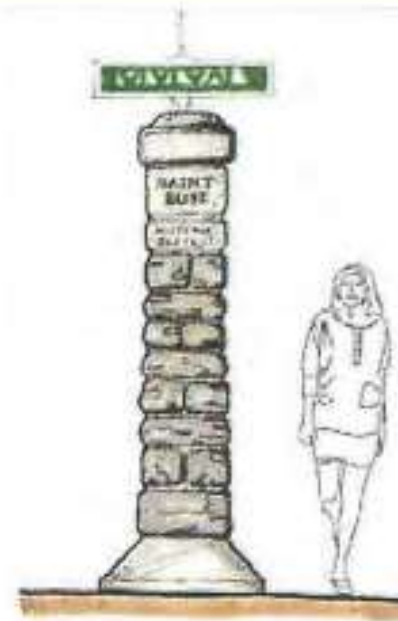
1. certified the Environmental Impact Report;
2. adopted the Findings of Fact related to the California Environmental Quality Act and Statement of Overriding Considerations, for the Caritas Village project;
3. approved a General Plan Amendment to change the land use designation from Medium Density Residential and Retail & Business Services to Transit Village Mixed Use;
4. approved a Specific Plan Amendment to include all project parcels within the Courthouse Square Sub-Area and specified the roundabout diameter widths of 80-feet at 6th & A Street and 7th & A Street intersections;
5. introduced an ordinance to rezone the subject project site to TV-M-H-SA (Transit-Village Mixed);
6. approved a Minor Conditional Use Permit for an emergency shelter;
7. and, approved a Tentative Map for Caritas Village.

# Project History & Public Process

## City Council – March 3, 2020

- The City Council amended Mitigation Measure CUL-4 Compatible Design that requires that the applicant provide a small gateway monument on the north side of the intersection of 7<sup>th</sup> and A Street.
- Additionally, the project is required to incorporate the use of historic urban sidewalk treatments and historic benches within the project area consistent with the City of Santa Rosa Downtown Northern Pedestrian Linkage Study, element 11. Both the gateway monument and the sidewalk treatments are subject to Cultural Heritage Board approval.

## GATEWAY MONUMENT



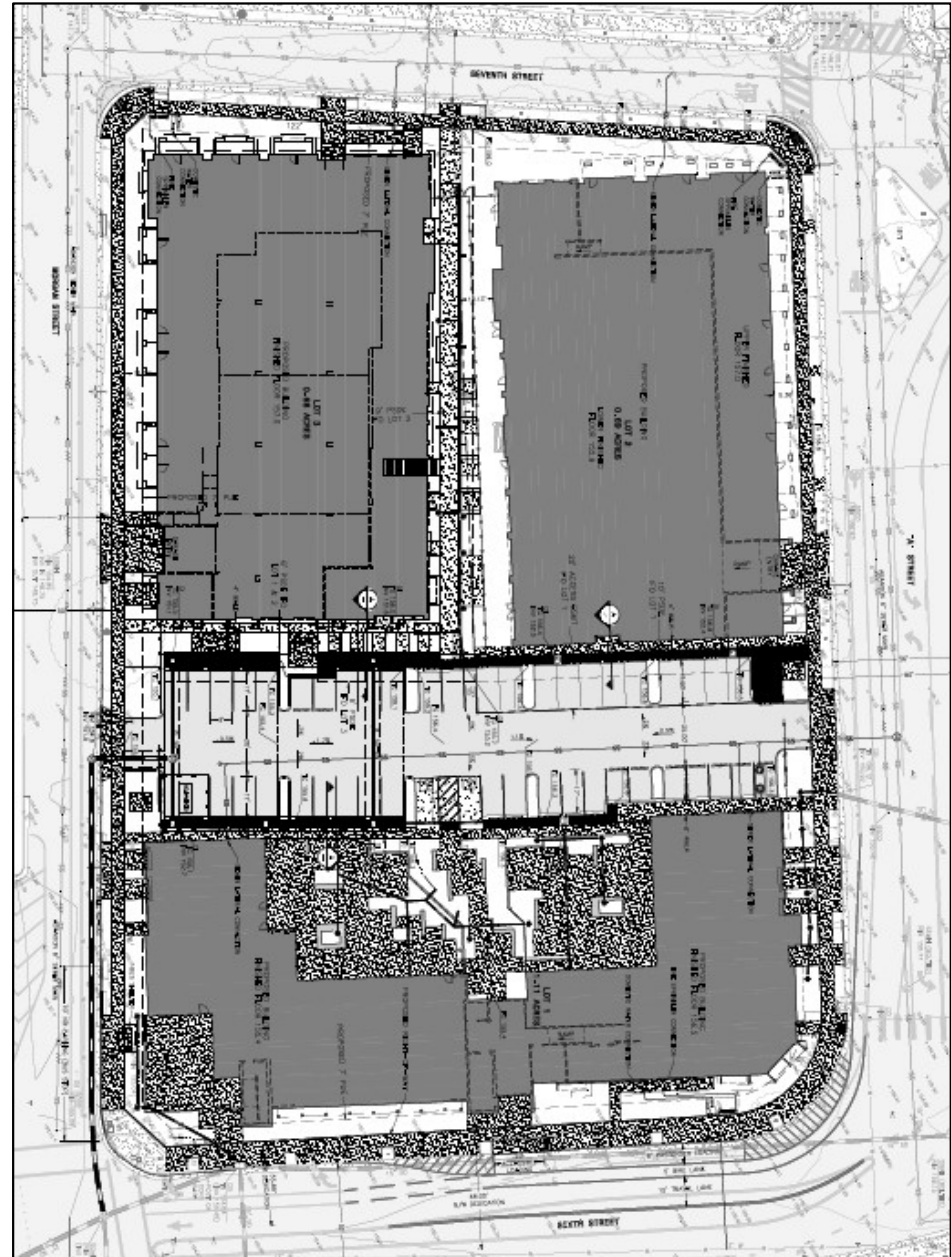
# General Plan – TV-M

- On March 3, 2020, the City Council approved the applicants' request to amend the General Plan designation to Transit Village Mixed Use (TV-M), which allows higher intensity residential uses within one-quarter mile of a transit facility.
- Transit Village Mixed Use – Housing densities shall be a minimum of 40.0 units per acre; there is no maximum density requirement for this designation.



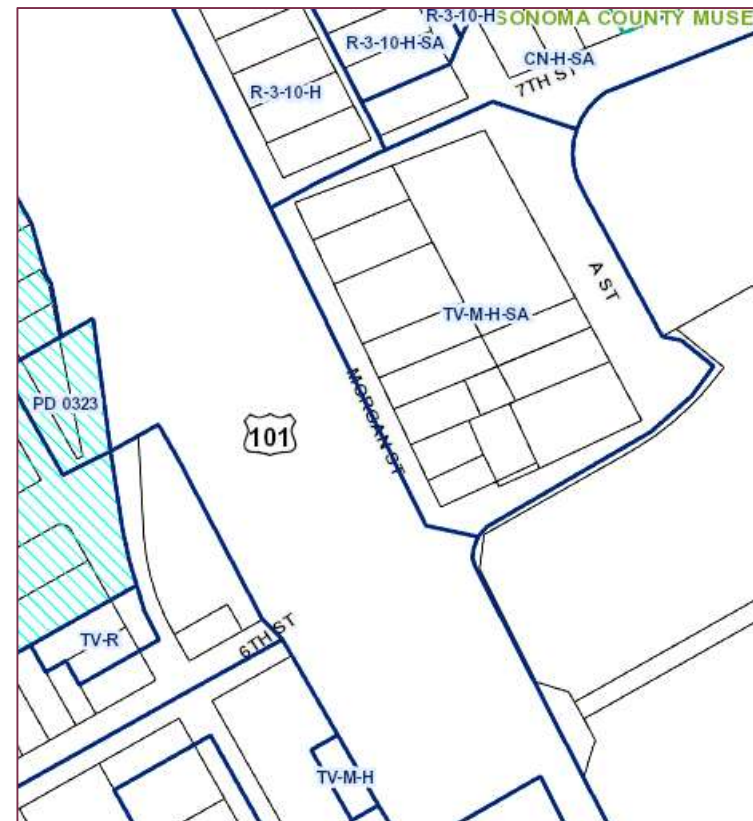
## Proposed Density

- The two proposed residential structures, each with 63 units, will be constructed on a 0.69-acre lot and a 0.68-acre lot.
  - This will result in a density of 91.3-du/ac and 92.64-du/ac.



# Zoning – TV-M-H-SA

- The TV-M Zoning District is applied to areas within approximately one-quarter mile of a transit facility that is appropriate for a mix of higher density residential, office and commercial uses.
- Development is designed and oriented to create a central node of activity at or near the transit facility.
- The minimum allowable density is 40 dwellings per acre, and there is no maximum density.





- The entire project site is also within the Historic Combining District (-H) and is within the St. Rose Historic Preservation District.
- In addition, the parcels are within the Station Area Combining District (-SA) for the Downtown Station Area Specific Plan.
  - The Station Area Combining District is intended to enhance and reinforce distinctive characteristics within the Downtown Station Area Specific Plan area and create environments that are comfortable for pedestrians.

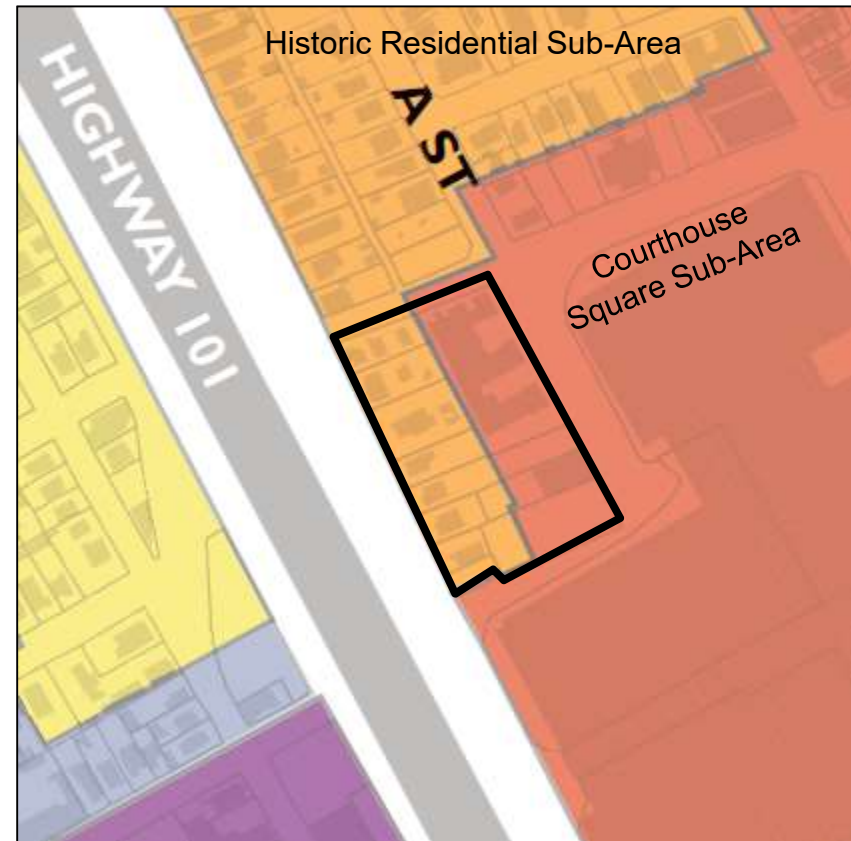


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- The TV-M Zoning District requires that all new development within this area be a minimum of two stories.
  - Caritas Center is proposed at up to 3-stories, and Caritas Homes will range from 2-stories to 4-stories.
  - Transitional housing and emergency shelter uses are allowed in the TV-M-H-SA Zoning District with approval of a Minor Conditional Use Permit, per the City's Resilient City Ordinance Code.

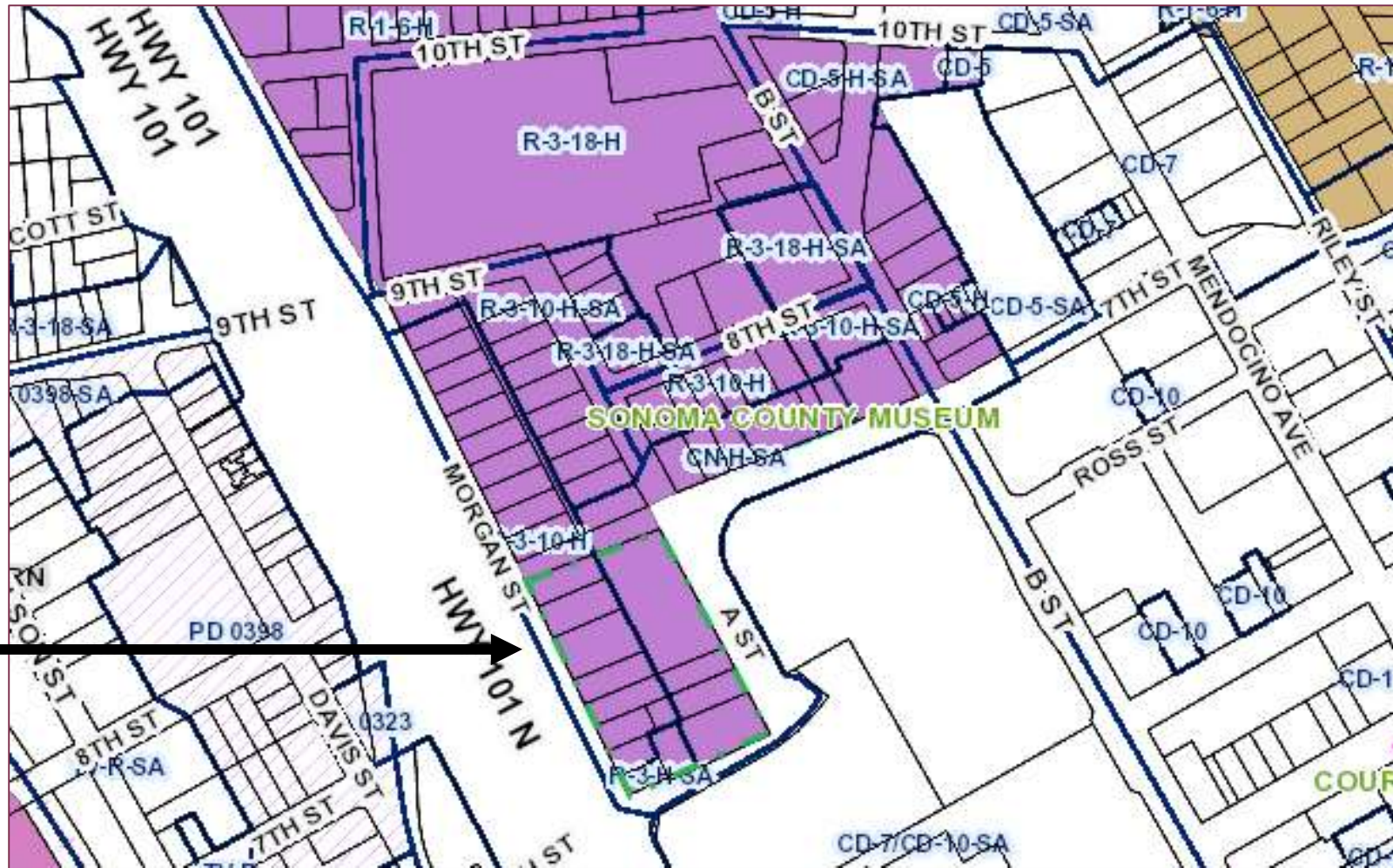
## Downtown Station Area Specific Plan Amendments

On March 3, 2020, the City Council approved a Specific Plan Amendment to include all project parcels within the Courthouse Square Sub-Area.

- The Courthouse Square Sub-Area is the commercial core of Santa Rosa and consists of a mix of retail and office uses with scattered parking throughout.
- This area is envisioned to be developed into a vibrant mixed-use area with new housing added to the existing office and retail uses.
- The Downtown Station Area Specific Plan encourages development of new high-density housing appropriate for a city center and continuous ground-floor retail uses to promote a pedestrian-friendly environment.



# Demolition & the St. Rose Historic Preservation District



# Demolition & the St. Rose Historic Preservation District

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**520 Morgan Street**



**608 Morgan Street**



## Demolition & the St. Rose Historic Preservation District

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- The project will require an approved Major Landmark Alteration permit to allow for the demolition of the existing structures and for the construction of the new buildings within the St. Rose Historic Preservation District

# CHB-DRB Conceptual Design Review

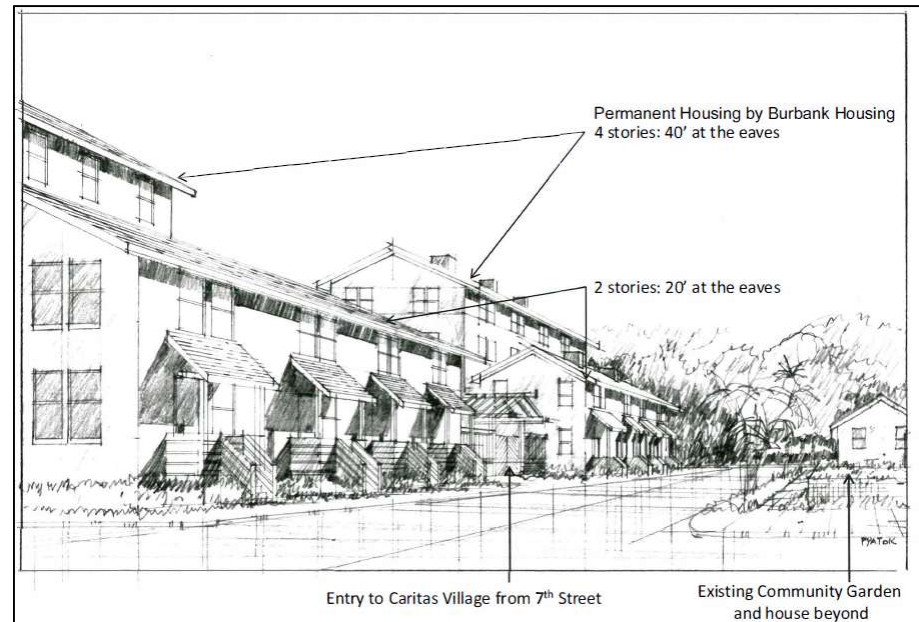
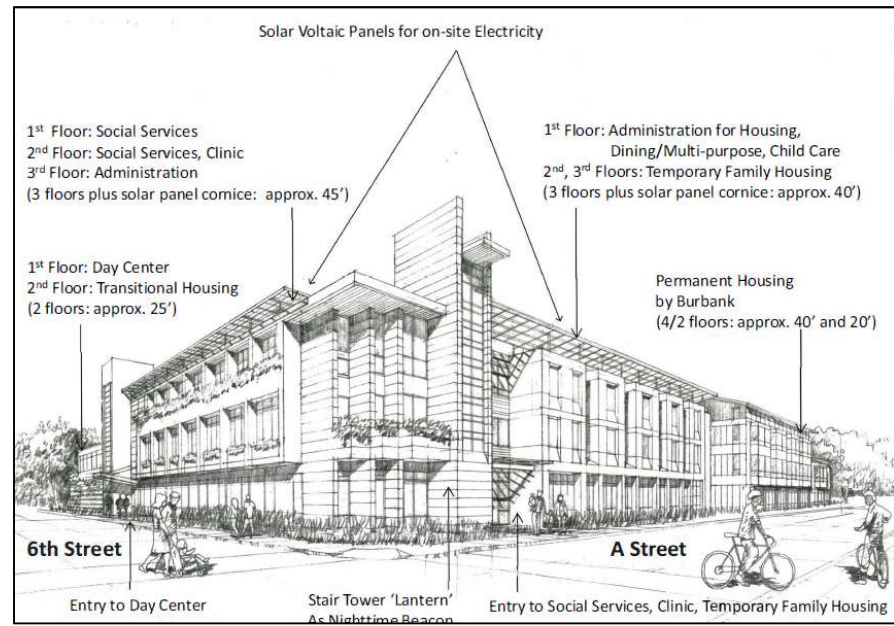
April 19, 2018

- Occurred prior to submitting for entitlements
- Initial design did not include two structures because they were not yet acquired by Catholic Charities



## CHB Comments - Summary

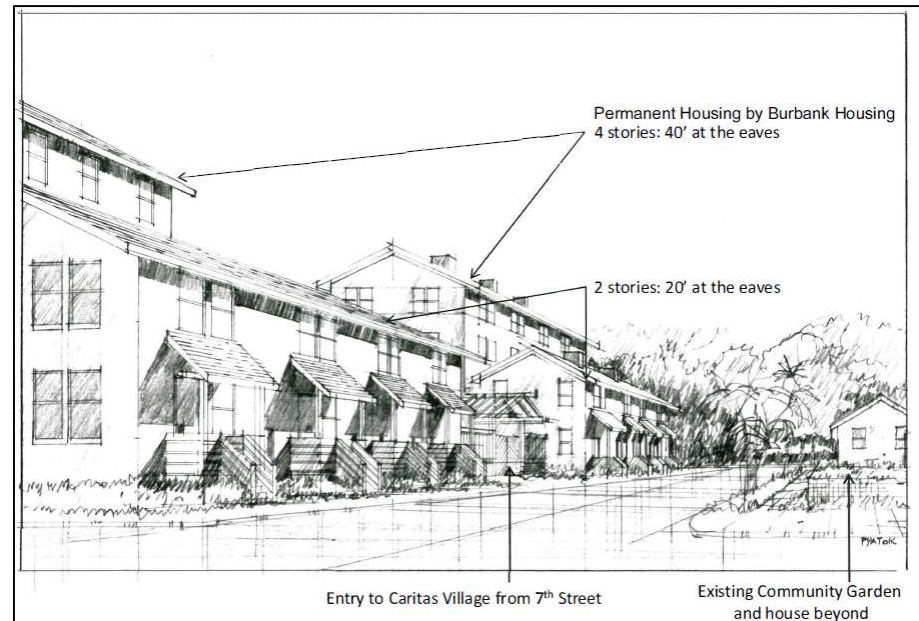
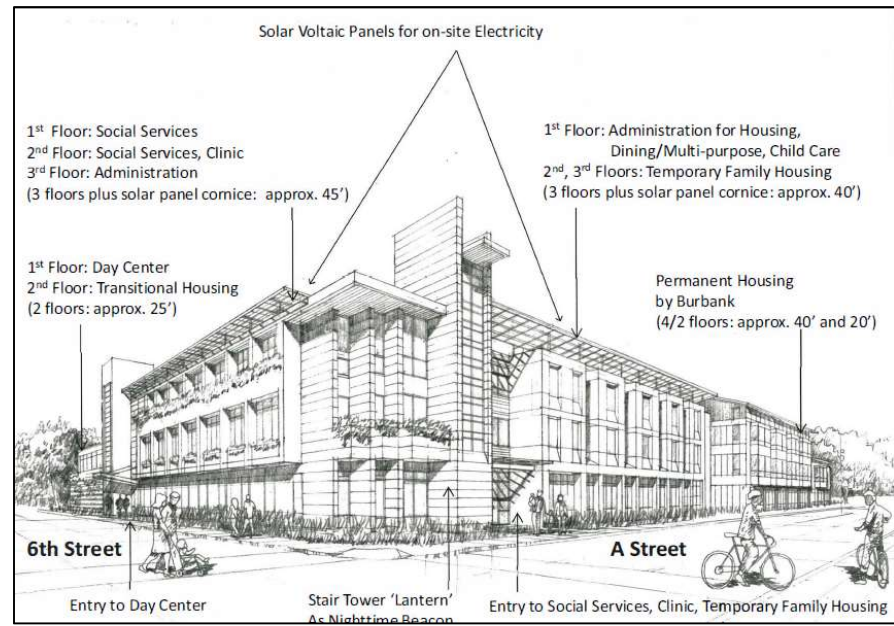
- Very useful and needed project for the City.
- This has the potential to be an excellent project.
- Demolition – The primary purpose of designating Landmarks and Preservation Districts is to preserve Santa Rosa’s architectural and cultural history for future generations. The proposed demolition of Landmarks or structures located within Preservation Districts is inconsistent with this purpose and is therefore inappropriate.
- -H District imposes a height limit. Maintain the height of the District.
- Texture of neighborhood is small lots and buildings. Need to be consistent with size, height, rhythm, setbacks, roof shapes, texture of the District. Proposal is inconsistent. Difficult to reconcile mass of building with the character defining elements of the District.
- Many, many ways to look at adaptive reuse.
- Design should reflect the St Rose Neighborhood. Should look like it was always there.





## DRB Comments - Summary

- Commend project for 100% affordable housing and transit oriented.
- Appreciate eyes on the street.
- Conflicted with demolition of structures.
- Liked that there's a base, middle, and top.
- Liked LEED Gold building.
- 6<sup>th</sup> & A Street—likes that building is stepped around the corner
- Liked lighted tower entry to shelter
- Explore stoop awnings
- One of the more exciting projects that happened downtown
- This project cares—way beyond barracks-style housing.
- Like the courtyards.



October 16, 2019

Second concept design  
review.



## **CHB Comments - Summary**

- Revisit how the building fits in with the historic district, and how it looks from the street.
- Reflect more of other contributors than the museum and St. Rose School in the design.
- There is concern that 6 or 7 contributing structures will be demolished: a whole block. Work more with the St. Rose neighbors to gain more support.
- The Project should fit in with the historic neighborhood.
- It is possible to go taller, but needs to balance with the historic district.



## **CHB Comments - Summary**

- The Southern part of the project is not adjacent to historic districts, is more contemporary, and is less challenging than the north part.
- Create more playful character on the north side such as the south elevation.
- Accountability with neighborhoods across 7th St is an important issue.
- There is a more institutional character going up the buildings. Consider a more contemporary design on the northern elevation with more detail work, especially as height increases. Create a less institutional, more residential character. Break up flat surfaces; the north elevation has lack of interest.



### DRB Comments - Summary

- Design can be contemporary, but should be compatible in scale and materials.
- Consider bringing elements from the west, south, and east elevations of Caritas Center to the north elevation.
- Bring the Caritas Center design elements to the residential buildings, bringing the character of the Center through the entire project.
- East and west elevations of the residential are overly busy, and contain elements not on the Center.
- Make Homes and the Center more outwardly-focused and interactive with the street.
- Keep the personal storage and bike rack areas to help prevent impact on neighborhood.
- Reconsider the color palette, and other accent colors besides purple. Design on homes is bland/institutional. Encourage playfulness of the center in the housing element design, integrating entire block together.



**DRB Comments - Summary**

- Reconsider the shading elements on the north elevation. Interior elevations on both buildings are plain and flat. Dropping transitional materials on secondary towers might help with height restrictions.
- Explore ways to provide safety and security for residents and neighbors.
- The two project components are separated by parking; a connection is needed between the Center and the homes. Find ways to draw families to the Center from the homes; create cohesion visually, such as paving treatment, vines.
- The two courtyards are adult focused; add amenities for children, such as playground areas. Create cohesion with the exterior architectural elements;
- Add liveliness of the Center to the homes.
- The screening trellis elements with as much vegetation as possible are appreciated.



# Current Design

**Center Entrance – 6<sup>th</sup> St**



**6<sup>th</sup> & A St**



# Current Design

## 6<sup>th</sup> & Morgan St



## Homes Entrance – 7<sup>th</sup> St





# Current Design

## 7<sup>th</sup> & Morgan St



## 7<sup>th</sup> & A St



## Caritas Center

- The total parking requirement for Caritas Center would be 25 parking spaces.
- Caritas Center would have 45 parking spaces.
- In addition, 18 minimum bicycle parking spaces would also be provided.

## Caritas Homes

- Each Caritas Homes building would provide 27 parking spaces per building for a total of 54 spaces, which is a ratio of 0.42 space per dwelling unit.
- The applicants request reduction from 128 to 54 parking spaces.

# Parking Count

Land Use Type	Zoning Code	Number of Parking Spaces Required per City Zoning Code	Number of Parking Spaces Provided	Compliant with Regulation?
<b>Emergency Shelter</b>	One space for every ten beds provided plus one space for each staff person on duty	25	45	Yes
<b>Nonresidential Uses</b>	None required within Downtown Station Area Specific Plan	0	0	Yes
<b>Caritas Homes</b>	<b>Studio/one-bedroom unit – one space per unit</b>	<b>108</b>	<b>54</b>	<b>No (project includes a parking reduction)</b>
	<b>Two or more bedroom – two spaces per unit</b>	<b>20</b>		<b>No (project includes a parking reduction)</b>

The Planning and Economic Development Department recommends that the Design Review Board and Cultural Heritage Board approve the following:

1. Design Review Board consideration and approval of a parking reduction;
2. Design Review Board consideration and approval of Preliminary Design Review;
3. Cultural Heritage Board consider and approve of a Major Landmark Alteration to allow for demolition of the existing Catholic Charities facilities and residential buildings on the project site, and new construction within the St. Rose Historic Preservation District;
4. Cultural Heritage Board consider and approve interpretive materials related to the history of the property as well as the broader St. Rose Historic Preservation Historic District;
5. Cultural Heritage Board consider and approve a gateway monument on the north side of the intersection of 7<sup>th</sup> and A Street and historic urban sidewalk treatments and historic benches.

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# Density Bonus Concessions

Concession No.	Requirement	Project
1	Shop Front Street Type: Buildings shall step back a minimum of 6 feet above the third floor.	The façades for Caritas Homes and Caritas Village are flat and do not step back on the third or any other floor. The requested concession is to: (1) allow a ground-level residential building for Caritas Homes and ground-level service uses for Caritas Center, instead of shop front street type; and (2) avoid the requirement that the façade be stepped back at least 6 feet above the third floor.
2	Shop Front Street Type: At the ground floor, no parking shall be allowed within 20 feet of the frontage.	The project does not meet this standard. The requested concession is to: (1) allow a ground-level residential building for Caritas Homes and ground-level service uses for Caritas Center, instead of shop front street type; and (2) allow ground-level parking closer than 20 feet from the street frontage. Caritas Center has a parking lot that is only 7 feet from the Morgan Street frontage and nine feet from the A Street frontage. The residential and service uses will activate the street level.
3	Building Placement: At least 80% of the street frontage must be located on the property line.	The proposed project does not meet this standard because of PG&E's Public Utility Easement requirements. The requested concession is to: (1) allow a ground-level residential building for Caritas Homes and ground-level service uses for Caritas Center, instead of shop front street type; and (2) allow less than 80 percent of the frontage to be on the property line. The project is setback 3 feet from the property line along A Street, 7 feet along 6th Street, and 7 feet along Morgan Street and 7th Street, as PG&E requires for a public utility easement.

- Under the City's HAP Ordinance, a project is eligible for a concession when an applicant is building more than 70 units and constructs affordable housing on a project site.
- The Historic Combining District (-H) Code states that, *"No structure within the -H combining district shall exceed a maximum height of 35 feet and two stories."*
- The applicants have requested a concession for height.
- Caritas Center is proposed at up to 3-stories, and Caritas Homes will range from 2-stories to 4-stories.