

Toomians, Kristinae

From: dcrippen <debcrippen@sonic.net>
Sent: Tuesday, February 18, 2020 5:13 PM
To: Toomians, Kristinae
Subject: [EXTERNAL] caritas village

I would like to put forth my support for this project. I am a resident of the West End Neighborhood. I think the site is the appropriate place for this project and the size of the project seems appropriate to our needs as a city.

Yes it is sad that there are a few structures that will have to be demolished or moved. This project will provide services within functional buildings so that people can be housed and helped. At the same time the addition of well managed affordable housing along the perimeter will add to our housing stock.

In an ideal world we would move all the houses and or build around them but we do not live in an ideal world.

Please move forward with this project and help our city and those who live here and are less fortunate.

Thank you

Deborah Crippen

Deborah Mc Kay
1737 Glenbrook Dr.
Santa Rosa, CA 95401

January 20, 2020

Santa Rosa Planning Commissioners
Santa Rosa City Council Members
100 Santa Rosa Ave.
Santa Rosa, CA 95401

Re: Carnitas Village Development

Dear Planning Commissioners and City Council Members:

In the next few months the Carnitas Village development will be coming before both your bodies for approval. I am writing in support of the Caritas Village project and to urge you to move this much needed project forward.

As you are well aware homelessness and affordable housing are the two biggest issues currently facing our city and county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. The Tubbs and Kincade wildfires that destroyed approximately 5,300 homes only worsened our housing crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered. Both the City and County are struggling to find shelter for these members of our community.

Even though several cities, including Santa Rosa, have increased the minimum wage, rents in Sonoma County are still a challenge to working people. About one half of renters pay 30 percent or more of their income on rent, with some paying as much as 50 percent. This project would provide much needed affordable housing. Approval of this development is an important step towards preventing more of our community members from becoming homeless. Caritas Village will provide 128 affordable homes, and residents will be able to access a menu of services that will help them be successful in remaining housed.

Please do everything within your power to assist this development in becoming a reality, and do whatever you can to streamline the approval process, so that those without a home may be served by this project.

Sincerely,



Deborah Mc Kay

Santa Rosa Resident for 40+ years

Toomians, Kristinae

From: Denise Hill <faire@sonic.net>
Sent: Sunday, December 29, 2019 3:30 PM
To: Toomians, Kristinae
Cc: Rogers, Chris
Subject: [EXTERNAL] Comments on EIR - Caritas Village Project
Attachments: General Hospital Description_PD article Dec 1922.docx; 512_600 Morgan Street -Toscani_Dickerson history_updated for 2020.docx

Below are excerpts and our comments regarding the EIR for the Caritas Project proposed for the St. Rose Historic District:

The EIR for the Caritas Village project admits that the project will cause a significant and unavoidable impact to historic resources.

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

However, the EIR also claims no impact to the St. Rose Historic District even though the project proposes to tear down all structures on one entire block of our district and confirms that the majority of the structures are contributors to our historic district.:

520 Morgan Street: This property was evaluated in 2016 and determined eligible for historic listing as a district contributor.

608 Morgan Street: This property was evaluated in 2015 and determined eligible for historic listing as a district contributor.

Indirect Impacts – Adjacent to Project Area: The proposed project has the potential to indirectly **impact nine historical resources**. One institutional building and eight single-family residences which are contributors to the St. Rose Historic Preservation District are located in the vicinity of the project area.

In order to be adequate, the EIR must consider alternatives to the project that substantially reduce that impact.

The EIR considers two alternatives that reduce that impact:

Alternative 2

This alternative would eliminate the demolition of structures adjacent to Morgan Street including the historic four-plex at 608 Morgan and the historic single-family home at 520 Morgan. The structures at 516 and 520 Morgan may continue to be used for transitional housing with constraints placed on the term of occupancy due to cancer risk impacts from air pollutants under long-term occupancy conditions. **Other structures on Morgan may also to be used as site facilities** such as offices or meeting space, but potential long-term occupancy would not be permitted due to the cancer risk from air pollutants. **The site redesign alternative would reduce the significant and unavoidable impact to historical resources.**

Alternative 3

The partial preservation alternative would involve the **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. Residential homes at 520 and 512 Morgan would be relocated to two vacant lots 501 A Street (relocation site for 520 Morgan) and 507 A Street (relocation site for 512 Morgan) that have been used for a garden in the past and are under Catholic Charities' ownership. 507 A Street would be used as a residence, and 501 A Street would be used as administrative offices by Catholic Charities' staff. The partial preservation alternative would reduce the significant and unavoidable impact to historic resources by eliminating the demolition of the historic single-family home at 520 Morgan Street; however, the historic four-plex at 608 Morgan would still be demolished.

However, since the Caritas Village applicant has already stated in meetings that the cost to move these two structures wouldn't be feasible, it appears the Alternative 2 is the only viable alternative proposed by the EIR.

We're not sure what "cancer risks" the historian who did this report is referring to in Alternative 2, but if there are cancer risks beyond living near a freeway, then everyone who lives in a vintage home in our historic district and the city's other historic districts would most certainly be aware of them and exposed to them also. Clearly that's not the case. **In reality, homes built prior to the 1950's are more environmentally-friendly as they don't contain synthetic products that off-gas like today's building materials.**

So while Alternative 2 protects the majority of structures on this block of our historic district we feel there **should be an Alternative 4** that not only eliminates the destruction of the structures on Morgan Street but also **includes saving the old General Hospital** with the same proposed adaptive reuse process.

Additionally, there is significant historical information missing for some of the addresses analyzed in the Historical Resource Report provided by Brunzell Historical. This includes:

465 A Street – General Hospital (page 23) the report states "is not associated with events that have made a significant contribution", when in fact the hospital was built in response to the 1917 influenza epidemic. Even more significantly, it was the first medical facility women could choose to give birth in as an alternative to home births. Lastly, it was the first true hospital facility built for that purpose (as opposed to the then common practice of doctor's working out of their home and making house calls).

512 Morgan Street (page 25) it is stated that this residence did not have significance to the career of well-known football player Francis "Bud" Toscani when indeed he moved in shortly after traveling around the United States as a player in the National Football League. He was also a coach at the Santa Rosa Junior College during the time he lived at 512 Morgan Street.

Later, 512 Morgan Street was occupied by **Elsie Dickerson, one of the first women involved in unionizing the apple canneries** in the area.

600 Morgan Street (page 28) the historical report states the house is not associated with the lives of persons important to local history, when in fact, it was built for the Toscani family. Anthony Toscani was an Swiss-Italian immigrant and a prominent baker in the Italian section of town, starting out working at the Pioneer French Bakery and eventually owning it at which time it was renamed the Toscani Bakery. The bakery was located on West 7th Street in what is now the West End Historic District. In addition, Anthony's son Francis "Bud" Toscani (mentioned above) lived at **600 Morgan Street** while gaining the skills for his future sports career as a local football star at Santa Rosa High School.

(Supporting documents attached.)

In closing, we'd like to reiterate these **goals in the 2035 General Plan** adopted by Santa Rosa's city council and on page 6 and 7 of the Historic Resources report:

HP-B Preserve Santa Rosa's historic structures and neighborhoods

HP-B-4 Allow for adaptive reuse of historic structures...to minimize negative impacts on existing neighborhoods to the extent feasible.

We look forward to city staff doing everything possible to ensure these goals are followed, the significance of our historic district is recognized and respected, and that Santa Rosa's cultural history and architectural heritage is preserved for future generations.

Best,

Denise Hill and Joe Lilienthal

317 Tenth Street

Santa Rosa, CA

707-332-1966

512 and 600 Morgan Street History



600 Morgan Street

Built in 1922 for the Toscani family. Classic example of a California bungalow.



512 Morgan Street – Owned by Bud Toscani

Craftsman Bungalow example with rare local use of clinker bricks.

2003 Final EIR for Route 101 HOV Widening –

- Included in list of historic resources under CEQA as contributors to St. Rose Preservation District.

1989 City of Santa Rosa Historical Properties Inventory

- Listed as contributors

City Map of Contributors and Non-Contributors to Historic Districts

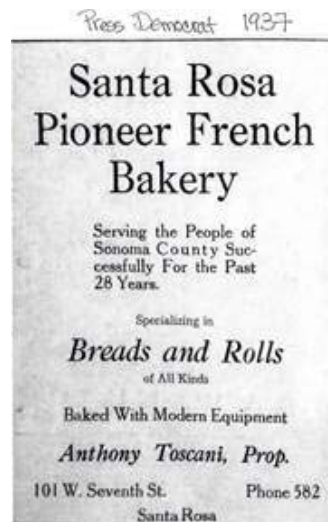
- Listed as contributors



Original owners of 600 Morgan Street: Anthony and Angelina Toscani

Anthony Toscani was born on March 15, 1880, in Switzerland. His Swiss-Italian family immigrated to the United States in 1892 and settled in New Jersey. By 1906, he had relocated to Santa Rosa, California. He married Angelina Lena Maccario of Petaluma on March 16, 1907. They had two children during their marriage – a son Francis and a daughter Angelina. By 1923 they were living in their newly built bungalow on Washington (now Morgan) Street.

Anthony was a baker and started out delivering bread in a horse-drawn wagon for the Pioneer French Bakery. The bakery was located on West 7th Street in what is now the West End Historic District (the location of Santa Rosa's early Italian community). Eventually he became a partner in the business and by 1937 is listed as the sole proprietor of the bakery.



The family were members of the St. Rose Church and daughter, Angelina, was the president of the Young Ladies Sodality of the St. Rose parish in 1929.

Anthony's son, **Francis "Bud" Toscani**, was a local football star as a student at Santa Rosa High School while living at **600 Morgan Street** with his family. Starting in 1927, he went on to make a name for himself playing college football for the Saint Mary's College football team – the Saint Mary Gaels. In 1931 he was selected by the Newspaper Enterprise Association (NEA) as a second-team halfback on the 1931 College Football All-American Team. He also played professional football in the National Football League in 1932 for the Chicago Cardinals and the Brooklyn Dodgers.



Francis "Bud" Toscani returned to Santa Rosa and in 1933 married his wife, Lenore, moving into a bungalow just down the street from his parents' house at **512 Morgan Street**. He entered the family business and became a supervisor at his parent's bakery. In 1941, he was hired as Assistant Football Coach for the Santa Rosa Junior College Bear Cub varsity football team. Sadly, Lenore died of polio in 1943 at the young age of 28 leaving their two daughters Carol Lee and Marlene without a mother.

Anthony, his wife Angelina, and son Bud moved to Nevada in 1948. Both Anthony and Bud continued in the bakery business after the move, working for Franco-American Bakery. By 1961, Anthony was the owner of the Franco-American Bakery in Reno. Tragically, Bud died in a car accident in 1966. Anthony died a year later on July 11, 1967, in Sparks, Nevada, at the age of 87, and is buried at Calvary Cemetery in Santa Rosa, California.

Continued~

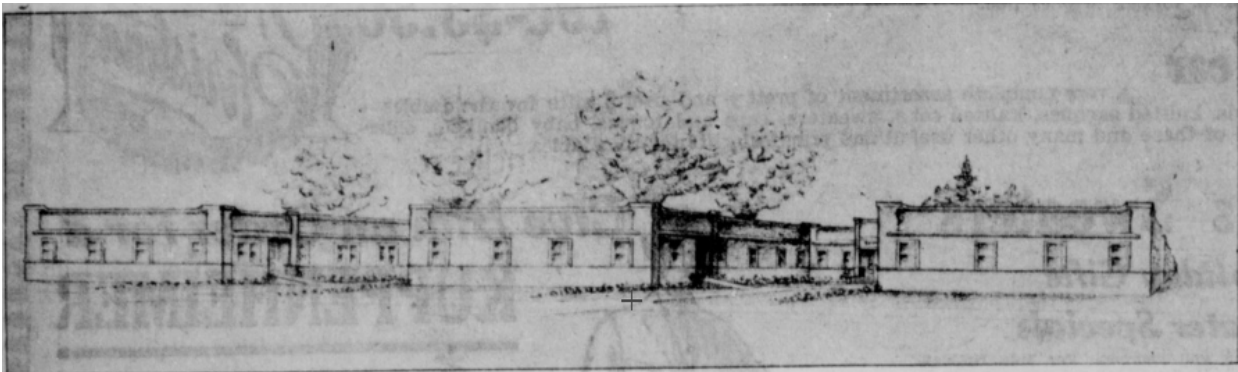
Elsie Dickerson occupied **512 Morgan Street** after inheriting it from her father after his death in **1925**. In 1955, while living at 512 Morgan Street, Elsie was part of a group of three women recognized for unionizing the apple canneries in the area.

DICKERSON, Elsie E. — Died in St. Helena on February 27, 1995, following a stroke. She was predeceased by her husband Fred Dickerson and is survived by two sons Fred E. Dickerson of Crescent City and Robert E. Dickerson of Santa Rosa; two daughters Jeanne Johnson of Redmond, Washington, Ruth Equi of Petaluma; several grandchildren, great-grandchildren, nieces and nephews. She was a second generation Santa Rosan and had just begun her 92nd year. Her father Joseph Silver founded one of the first wineries in Sonoma County. Although she left the ranch at an early age, her love for gardening was obvious in her tasty summer vegetables and in the flowers which blossomed around her house year round. She was also active in organizing the apple cannery workers into the Teamsters Union.

General Hospital Is Improved To Meet Increasing Demands *Press Democrat newspaper, 10 December 1922*

Santa Rosa now has a bungalow type hospital with more than 17,000 square feet of floor share with 75 rooms and 50 beds for patients, which has been thoroughly equipped with all modern facilities and conveniences. With its medical and surgical and obstetrical wards it can care for all cases from the city and surrounding country for some time to come. The hospital is owned and operated by H. S. Gutermute, **who built up the Burke Sanitarium** into a strong establishment in five years and then came into Santa Rosa, where he established the General Hospital in the old Devoto home on Fourth Street. Two years later he was forced out when the war-time demand for houses made it necessary for Mr. Devoto to return to the house to reside. At that time Mr. Gutermute erected the first unit of the bungalow type of hospital to house the General Hospital. This he has improved and added a second unit and completed the exterior with a stucco finish. The new unit in the form of a wing gives 25 additional rooms and has been set apart to include the maternity ward. The hospital, which is in the form of a large letter 'E' facing the East, is located on the old Menihan property at the southwest corner of A and Seventh streets. The lot is 300 by 125 feet, and the building is 220 feet long, With the three wings 104 feet each. The lot is large enough to allow a fourth wing to be added at any time in the future there is a demand for additional rooms. The building is nestled beneath the large live oak trees, giving it a very pleasant and inviting appearance. The main entrance, lobby, reception room, and office are between the north and middle wings. In addition, there are four surgical, three X-ray, two delivery, three utility, and seven staff rooms, besides the dining room, kitchen and store rooms. There are two large utility and numerous private bath rooms throughout the building. The floors of the maternity wing are double and covered with brown battleship linoleum, while the corridor floors are carpeted with sound-proof rubber. The corridors are heated with gas radiators, and there are electric heaters in each room. All rooms have running hot and cold water. The furnishings are all of the best quality. The beds are of the latest adjustably type such as are used in some of the largest and most important eastern hospitals, including that provided by Henry Ford for his hospital at his factory. **The maternity wing has been added at the special solicitation of many physicians, who saw the needs of the city in that direction and the requirements of the future. It is expected the ward will be used more and more now that it is available at really less expense than cases can be cared for at any home.** Mr. Gutermute in speaking of the hospital and its recent enlargement, said he hoped no one would misunderstand and think he was making a mint of money from the Institution, as, in fact, he said, he had been compelled frequently to take money from other enterprises he is engaged in, to meet hospital bills, as the expenses of upkeep and maintenance steadily grow regardless of the amount of business handled. With the enlarged capacity and facilities, it is expected the income will increase accordingly as it becomes more widely used. The Institution is open to all physicians, and already more than a dozen in this city, Sebastopol and other nearby points are using it in serious cases. The management assures all of the best possible care and treatment. The new hospital will be thrown open for public inspection Thursday afternoon and evening when all physicians and the public generally are cordially invited to call and inspect the place. Mr. Gutermute has gathered a very efficient staff of trained workers about him for handling the work of the hospital. Several have been in his employ for five years or more, while all are loyal, experienced workers. Miss Bertha Levy, the matron in charge, is a graduate of Lane hospital, San Francisco, and has had years of practical experience in such work. She was one of the first nurses Mr. Gutermute secured and she is considered the best in her work to be found. She is always pleasant and agreeable to all with whom she comes in contact and has proved herself an admirable executive. Miss Elizabeth Tanner is in charge of the maternity ward. She too is a graduate of Lane's and has proved her worth by faithful continued service in the institution. Miss Myrna Ewing, who is head of the surgical ward, is a graduate of the Mt. Zion hospital, San Francisco, and is faithful and efficient in her work. Miss Marie Behrns, a graduate of the Alameda County hospital, and Miss Marie Darcy, graduate of the Idaho state hospital, have been with the hospital for several years. Mrs. Swisler is the night nurse while the Misses Naoma Pitkins and May Mendoca are two undergraduate nurses doing faithful work under instruction. In addition, the staff has a cook who has been there for several years, a maid, porter and yard man to keep the place up in proper condition. It has been well said that a building does not make a hospital any more than a house makes a home. It is the care and treatment afforded by the staff, the kindly and courteous little attentions given patients which goes to make up the hospital as it does the home. All of these are afforded at the General Hospital.

AS GENERAL HOSPITAL APPEARS REMODELED



Toomians, Kristinae

From: Mark Parry <mark@ideastudios.com>
Sent: Tuesday, October 15, 2019 9:46 PM
To: Toomians, Kristinae; DeBacker, Mark; Edmondson, Casey; Fennell, Laura; McHugh, John; faire@sonic.net
Cc: 'Bryan Much'; Rose, William; Kincaid, Scott; Hedgpeth, Warren; Goldschlag, Eric; Wix, Henry; Parker Sharron, Adam; Kordenbrock, Brett; Weigl, Drew; CMOOffice; Guhin, David; 'Mitch Conner'
Subject: [EXTERNAL] Comments Concept for Caritas Village
Expires: Sunday, April 12, 2020 12:00 AM

DRB & CHB public comments for the record.

Kristinae, following are comments addressing preservation in general and the Caritas Village Concept before the Boards Wednesday. My comments will be in two parts. General Public comments and project specifics- they will be divided if time requires it.

General Public Comments,

Greetings Board Members;

Mark Parry 419 Benton St. As a federally qualified historic architect and architectural historian our cultural resources are important to me. Indulge me in as an educator a moment.

Winston Churchill fought to save the world from the National Socialist Workers party of Germany and other fascist governments. These ideologies promoted and forcefully insisted on the whole sale destruction of historic buildings to be replaced with what was in vogue and culturally or socially current.

Churchill said “ Do not allow grand visions for a future world distract you from saving what is best of the old one”.

Our community has qualified our cultural resources because they define who we are and help us know where to go. Without them we become un-tethered. This is not good.

Vincent Scully- Yale’s architectural professor and historian defined the preservation movement as the 20th Century’s single most significant architectural movement. It was a grass roots resistance from the general populous to governmental, political and the economic forces that where destroying our communities. All of our preservation districts came into being only because the vast majority of its residence over 78% and up to 98% of the residence property owners supported them. These districts are the will of the people expressed to the development and political forces about them. We need to recognize that, and honor it.

It is not wise to allow current political and social pressures to destroy what we were to serve what we have become. Preservation was created as a wrench in the wheel of developer driven, insensitive or mindless development. It allows the public to stop what serves its own vision or purposes at the expense of the previous ages of our community-What is beautiful about us as a community.

I am not defining the Carita Village as this. Yet it currently looks a lot like it to me. I see what Stewart Brand defines in his classic book “how buildings learn” as “magazine architecture”. The design presented has not learned from the past, from the site or from our community. It has paid no attention whatsoever to its context and comes more from what is

current then what is around it. However noble and worthwhile the cause it is the architecture that effects that visually defines our community and will for a very long time. Please be mindful and careful it is no small thing being asked of you to decide.

Project Specific Comments.

Greetings Again.

My architectural history professor Marcus Wiffen was in fact the Architectural Historian of Williamsburg Virginia. Santa Rosa is not Williamsburg. It is a living and vital city that needs to grow and respond to the needs of the populous. I have voiced publicly and privately of my concern that we not become overly preservation minded. The point for me of our preservation districts is to insist that our historic architecture be honored by development within them. We have uniquely beautiful and well preserved districts that can become far greater than they are if and only if we honor, not ignore them. If we allow the remaining architecture to inform the new architecture We do well. This can be done without making it false historicism or an insensitive or poorly designed eclecticism. It takes time and care.

The cultural heritage board has every right to deny demolition permits for any building within the boundaries of its jurisdiction. I entreat them to use this power carefully and wisely. We do not need to hamstring the future for the sake of the past. Neither should we lightly let it be demolished to serve grand visions of a new world at the cost entirely of the beauty of the old one. This two are our a great and current danger- we need a careful wise balance between them.

We should allow architects to keep the best and demolish the worst. Particularly if it can be made to serve the future while honoring the past. I see no need to preserve the old hospital or the general commercial structures. I see the argument to preserve all the historic buildings along Morgan and I would understand if the board chose to require that. It would force the applicant to actually consider the architecture of our community, preserve it and make it useful for the future; it is now ignoring it altogether. These buildings could become two stories, with sensitive infill below them. This is what Architect Dale Zumfelde so expertly did on the corner of B Street and 7th. A great precedence for historic district rehabilitations or future historically sensitive developments.

I would however suggest the single family residence along Morgan have sufficient examples preserved elsewhere in the city. I would not have issue with their demolition. If and only if the project that replaced them honored and reflected the history of the buildings once present that this project will replace. Not be simply more "magazine architecture"; let not more LA come to wine country PLEASE!

I believe the singular and best historic architectural precedent, an attainable architecture, one that could guide a very successful and indeed beautiful project, is reflected at 608 Morgan. This could be an architectural thematic foundation. A more dense and multi-storied project could grow from this example. Save it for that purpose. Preserve it and let it inspire and inform the rest of the project. I would recommend that the mass along Morgan Street not exceed 2-3 stories but the 3-4 beyond that frontage could reflect this character and be a very successful and cohesive design. It could become a contributor to our architectural heritage as it would be built on a foundations of it.

Thank you for your attention, I wish you well.

Mark Parry



Wm. Mark Parry aia,csi,sah



799 Piner Road
Suite 203
Santa Rosa,
California,95401

www.ideastudios.com
www.artisanarchitecture.com

Cell: 707-486-2572
Phone: 707-544-4344

Toomians, Kristinae

From: Alison Dykstra <adykstra@sonic.net>
Sent: Tuesday, October 08, 2019 5:04 PM
To: Toomians, Kristinae
Subject: [EXTERNAL] caritas village meeting:CHB and DR

Hi Kristinae,

I live on 7th Street and, while not a contiguous neighbor to the proposed Caritas Village, I have lived close to the site since 1998.

I'm not sure if my husband and I will be able to attend the 10/16 meeting but, once again, I would like to express my strong support for this project.

Yes, I believe that, in general, historic districts should not be tampered with. And, yes, it is understandable that local residents don't want their homes and lives disrupted by the homeless (which may be the real issue of concern, not the up zoning of a historic district.) And I support those who believe that Catholic Charities and Burbank Housing need to be hyper vigilant in how they manage and provide security for this project. BUT, we are in the midst of both a housing and homeless crisis right here in Santa Rosa and although addressing the overarching causes is beyond the city's ability we must address the local manifestations as effectively as we can. CC and Burbank have track records; they have a site; they have the expertise; they have been responsive to local concerns; they have funding; and they have vision. This is a good project that will positively impact the St Rose and surrounding neighborhoods and I wish for its success.

There is also an aesthetic perspective that I believe is valid and should be considered; the project site is one of the most unattractive in Santa Rosa due to being bordered on the West by an on ramp up to Hwy 101 and on the South by the SR Plaza's three story concrete parking structure. The story of how Santa Rosa allowed this to happen isn't relevant, but the visual devastation caused by the highway and the Plaza are obvious and this project will help mitigate the damage that was done to our city decades ago.

I hope the CHB and DRB will support this well conceived project and that the approvals come soon and we can celebrate a ground breaking.

Alison Dykstra 703 7th St.

--

Toomians, Kristinae

From: Denise Hill <faire@sonic.net>
Sent: Sunday, October 13, 2019 1:07 PM
To: Toomians, Kristinae
Subject: [EXTERNAL] Caritas Village Concept Review - Concerns
Attachments: Caritas DRB-CHB 10.16. 19 mtg Attachment 3 - Design Narrative Reduced-CONCERNS.pdf; St. Rose Contributor Map.jpg; 608 Casa del Sol_ Morgan Street - Ann Bloomfield 1989 Historical Properties Survey.pdf; 512, 516 Morgan Street - Ann Bloomfield 1989 Historical Properties Survey.pdf; 520, 600 Morgan Street - Ann Bloomfield 1989 Historical Properties Survey.pdf

Hi, Kristinae,

In reviewing the materials attached to the Caritas Project CHB-DRB Concept Review meeting on 10/16, I have issues with statements made by the applicant in their Design Narrative Reduced submission. (Please see the highlighted areas on the attached.) I believe this document needs to be corrected or the applicant needs to provide a list of addresses of the 3 and 4-story structures on A Street and the 2-story structures on Seventh Street they are referring to. As you can see in their own image submission below, the buildings on A Street are all one and two stories and there is only one building on 7th Street (the Museum) that is in our neighborhood. The closest structure to the project on 7th Street is a 1-story bungalow that is on the corner of Morgan and Seventh Streets.



Also, the city's Presentation document, doesn't mention the properties under discussion are within the St. Rose Historic District boundaries and that most of the structures targeted for demolition are contributors to our district. I believe inclusion of the city's historic district contributors map (attached) and an explanation of the term "contributor" would make the city presentation more balanced and transparent. I also believe the individual property surveys in the Bloomfield Cultural Survey report done on the structures to be torn down should be

included for the same reason - they confirm the “contributor” findings. I’ve attached mine here, but they have my notes. I hope your office has copies of the originals. Lastly, the first page on the link below should be included for the sake of DRB members who may not be aware of the city’s design goals in relation to Santa Rosa’s historic Districts.

<https://srcity.org/DocumentCenter/View/3054/Design-Guidelines-47-Historic-Districts-PDF?bidId=>

Thanks and please let me know if these changes can/will be made and distributed to CHB-DRB members prior to the Wednesday meeting.

Best,

Denise Hill

From: The City of Santa Rosa <srcity.org@service.govdelivery.com>

Sent: Friday, October 11, 2019 10:32 PM

To: faire@sonic.net

Subject: The City of Santa Rosa Daily Digest Bulletin

The City of Santa Rosa Chanate Housing Project Updates Update

10/11/2019

You are subscribed to Chanate Housing Project Updates for The City of Santa Rosa. This information has recently been updated, and is now available.

The October 16, 2019 Regular Cultural Heritage Board Meeting Agenda has been posted online.

The October 16, 2019 Special Joint Cultural Heritage Board/Design Review Board Meeting Agenda has been posted online.

<https://santa-rosa.legistar.com/Calendar.aspx>

The City of Santa Rosa Chanate Housing Project Updates Update

10/11/2019

You are subscribed to Chanate Housing Project Updates for The City of Santa Rosa. This information has recently been updated, and is now available.

Please Disregard previous bulletin (Cultural Heritage Board), which does not relate to Chanate updates.

City of Santa Rosa Cultural Heritage Board Update

10/11/2019

You are subscribed to Cultural Heritage Board for City of Santa Rosa. This information has recently been updated, and is now available.

The October 16, 2019 Regular Meeting Agenda has been posted online.

The October 16, 2019 Special Joint Meeting Agenda has been posted online.

<https://santa-rosa.legistar.com/Calendar.aspx>

The City of Santa Rosa Design Review Board Update

10/11/2019

You are subscribed to Design Review Board for The City of Santa Rosa. This information has recently been updated, and is now available.

The October 16, 2019 Special Joint Meeting Agenda has been posted online.

<https://santa-rosa.legistar.com/Calendar.aspx>

The City of Santa Rosa Design Review Board Update

10/11/2019

You are subscribed to Design Review Board for The City of Santa Rosa. This information has recently been updated, and is now available. The October 17, 2019 Regular Meeting has been Cancelled.

<https://santa-rosa.legistar.com/Calendar.aspx>

The City of Santa Rosa Zoning Administrator Update

10/11/2019

You are subscribed to Zoning Administrator for The City of Santa Rosa. This information has recently been updated, and is now available: The October 17, 2019 agenda has been posted online:

<https://santa-rosa.legistar.com/Calendar.aspx>

City of Santa Rosa Cultural Heritage Board Update

10/11/2019

You are subscribed to Cultural Heritage Board for City of Santa Rosa. This information has recently been updated, and is now available. The October 16, 2019 Regular Meeting Agenda has been revised to include Item No. 3.2 - Appointment of Vice Chair.

<https://santa-rosa.legistar.com/Calendar.aspx>

The City of Santa Rosa Board of Building Regulation Appeals Update

10/11/2019

You are subscribed to Board of Building Regulation Appeals for The City of Santa Rosa. This information has recently been updated, and is now available.

The [agenda](#) for the Board of Building Regulations Appeals meeting occurring on Wednesday, October 16, 2019, at 3:30PM being held at 637 First Street, Large Conference Room, Santa Rosa, has been posted.

The City of Santa Rosa City Council Agendas, Minutes, and Videos Update

10/11/2019

You are subscribed to City Council Agendas, Minutes, and Videos for The City of Santa Rosa. This information has recently been updated, and is now available here:

<https://santa-rosa.legistar.com/Calendar.aspx>

- [CUR - 20191014 SPECIAL MTG Joint SBCC links.pdf](#)
- [CUR - 20191014 SPECIAL MTG links.pdf](#)

This email notification is provided to you at no charge by [The City of Santa Rosa, CA](#). Update your subscriptions, modify your password or e-mail address, or stop subscriptions at any time on your [Subscriber Preferences Page](#). You will need to use your e-mail address to log in. If you have questions or problems with the subscription service, please contact subscriberhelp.govdelivery.com.

This email was sent to faire@sonic.net using GovDelivery Communications Cloud on behalf of: The City of Santa Rosa
100 Santa Rosa Ave · Santa Rosa, CA 95404 · 707-543-3000



Design Concept Narrative for Caritas Village: September 17, 2019

GENERAL INFORMATION

Caritas Village is a full block development for affordable housing and facilities with services for people who are presently homeless, those who are at risk of being homeless, or were formerly homeless, and other lower income, and working people needing affordable housing. These facilities are united into one “village”, whose internal open spaces are visually but not physically connected. The proposed village is comprised of Caritas Center and Caritas Homes, and includes:

- Emergency Shelter: temporary housing for up to 50 families with housing referral services and other social services, a play room for children, a multi-purpose dining room with commercial kitchen, all with access to a ‘family-oriented’ courtyard;
- Navigation Center: a navigation center for adults without homes which includes showers and lockers, multipurpose room, counseling rooms, access to computers, and which opens onto its own courtyard (includes some kennels for pets) independent of and screened from the family courtyard;
- Nightingale Program: up to 40 partitioned beds for presently homeless adults who have been discharged from hospital care but need shelter and food while recuperating, with lounge and access to the Navigation Center;
- Other Wrap Around Services: a wide variety of social services, medical services – doctor’s office, and administrative functions facing onto that same courtyard;
- Transitional Housing: there will be transitional housing for 20 formerly homeless people who participate in Catholic Charities’ Transitional Residency Program, or TRP;
- Permanent Supportive Housing: up to 128 units of permanent supportive housing for a mix of very-low income and formerly homeless households. This will be built in two phases. Parking for the permanent housing will be located in ground-level garages beneath the housing.

NEIGHBORHOOD COMPATIBILITY & URBAN CHARACTER.

The village fronts four different streets, each with its own unique physical conditions. The design addresses each street in a way that will harmonize the village with the adjacent neighborhood and will activate and protect the public realm along those four edges of the village.

A Street. The village faces a three-story parking garage across A Street. Several strategies are employed to activate the village along A Street and to add “eyes on the street”. The main entrance to the Emergency Shelter (temporary family housing) is located on A Street near the southeast corner with 6th Street, away from the adjacent residential neighborhood. The west side of A Street on the ground floor of the permanent housing there are dwellings facing A Street with covered patios. Building heights are generally three and four stories along A Street, while dropping to two stories along 7th Street, so that the height is compatible with the adjacent residential neighborhood.

Morgan Street. Morgan Street faces Highway 101, an on-ramp to Highway 101, and a sound wall, which varies between 20 to 30 feet high above the level of Morgan St. This street is challenged because it has no uses on the western side and is significantly impacted by on-ramp traffic. A good portion of this frontage is lined with trees along the on-ramp and freeway. On the east side of Morgan Street, the northern half of the village includes housing at all levels including the ground floor with

covered patios to maintain “eyes on the street,” reducing the chances of becoming a location for undesirable activities. The southern half is fronted by a planted courtyard wall and is overlooked by staff offices and windows of the TRP. The building height along Morgan Street varies from one to four stories, only the top of which may be minimally visible from Highway 101 because of its sound wall.

6th Street. The village faces a three-story concrete parking garage along the southern side of Sixth Street. Caritas Center, a three-story structure, is situated on the north side of Sixth Street. The entrance to the Caritas Navigation Center (Drop-In Day Center) is located at the corner of 6th and Morgan, and faces away from the residential neighborhood. The Center’s Main Lobby is centered on 6th Street, and these south-facing entrances will draw people into Caritas Center at the furthest point from the adjacent residential neighborhood.

7th Street. In order to be compatible with the adjacent residential neighborhood, the village’s structures on Seventh Street are two stories high with one-story patio porches. The two-story height is similar to houses in the adjoining residential neighborhood. The entrance lobbies to the permanent supportive housing face 7th Street on each side of the existing alley and a linear courtyard between the two phases of housing defines the existing mid-block alley that extends to the south.

ARCHITECTURAL CHARACTER.

The architectural strategy is to respond appropriately to each of the village’s surrounding streets. Materials will be a combination of stucco, cement panels, with specialty highlights around entrances using ceramic tiles, terracotta, metal panels, and wood. Mediterranean detailing and clay roof tiles are added to the palette along the residential edges of Morgan and A Streets, and 7th Street. These are intended to relate the housing to the other two major structures in the neighborhood- the Sonoma County Museum and St. Rose office building. Ground floor porches will have wood details in the railings, with exposed beams and rafters supporting their roofs so that these architectural elements will relate to the scale of the adjacent residential neighborhood.

A Street. The entrance to the family Emergency Shelter of Caritas Center includes a stairwell which will be partly enclosed in glass and lit at night so it welcomes families to the Center. Both the east and south wings of this building will have a rhythm of bay windows reflecting a residential scale, and will have sunscreens to protect the rooms from overheating.

Morgan Street. The four-story residential building will have bay windows to add scale and articulation to its length. At the north end of Morgan Street, the building will decrease in height to two and three stories to be compatible with the adjacent neighborhood. The exterior will be stucco with some highlights such as wood soffits below the projecting bay windows which will also be the ceiling above the patios to add some warmth to the residential character.

6th Street. The facade of this three-story structure will have two parts. To the east is a continuation of the bay windows of the family wing or Emergency Shelter (entered from A Street). The western part will house the social services and administrative offices. The windows of this wing will have sun shades and plantings to protect these uses from overheating. Between these two flanking wings is the Main Lobby, rooting the building to the street frontage and clearly marking the primary entrance. The exterior materials will be a combination of stucco and cement panels, with wood siding around the recessed lobby entrance and wood soffit on the underside of the metal entry canopy. At the southwestern corner of the façade the building steps down to one story, scaling down to frame the walled courtyard entry to the Navigation Center.

7th Street. The two- and three-story buildings along this street will have pitched tiled roofs, porches, and window proportions that generally reflect the smaller scale character of the neighborhood to the north.

CENTRAL COURTYARD

The village includes a network of internal, on-grade open spaces designed to enhance a sense of place at a residential scale. This courtyard is a mirror of the existing mid-block alley and relates to the alley in the block to the north. There will be a combination of pavers to allow for storm water percolation, and native plantings appropriate to storm water swales, with ample shade trees to lower the ambient temperature during the hotter months. The open spaces for the permanent housing on the 2nd floor podium levels (above the ground-level enclosed garages) will include appropriate planters to manage storm water. The setbacks for each of the surrounding edge conditions facing the streets will have appropriate planting for their sunlight opportunities, and each street frontage will have street trees to help shade the sidewalks and windows on the south and west sides.

SUSTAINABILITY

Caritas Village will strive to maximize sustainable construction methodology. Solar hot water and solar photovoltaic panels will be used on all rooftops to provide on-site energy generation as will be required by new energy codes. Exterior sunshade strategies on the south and west sides will lower dependence on air conditioning. Low-VOC materials and filtered fresh air will ensure indoor air quality. Electric vehicle charging stations will be provided and extensive indoor and outdoor bike parking will be available. Construction materials will include a significant percentage of recycled content, and building systems will be selected with the goal of minimizing ongoing energy and resource consumption, including low-flow plumbing fixtures and high-efficiency lighting.

HISTORIC PRESERVATION DISTRICT PROPERTIES



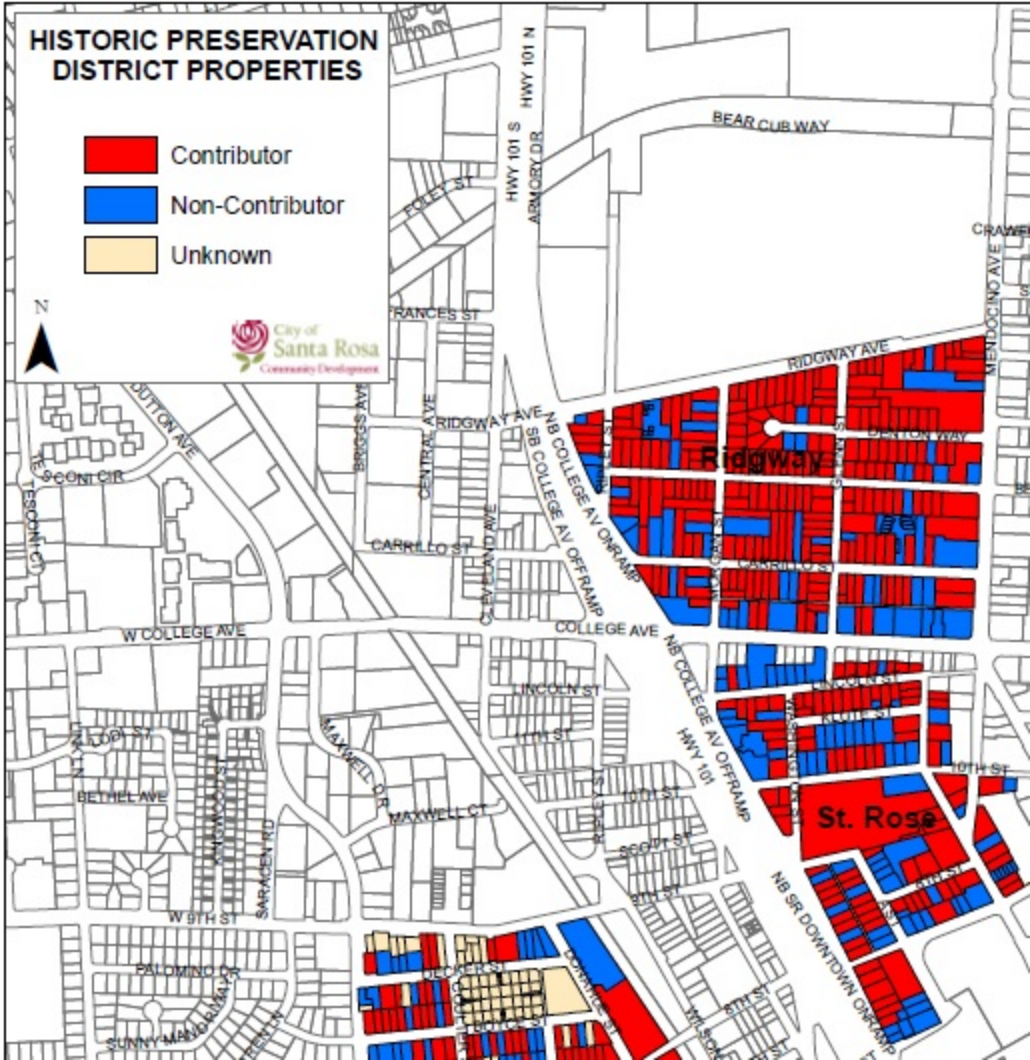
Contributor



Non-Contributor



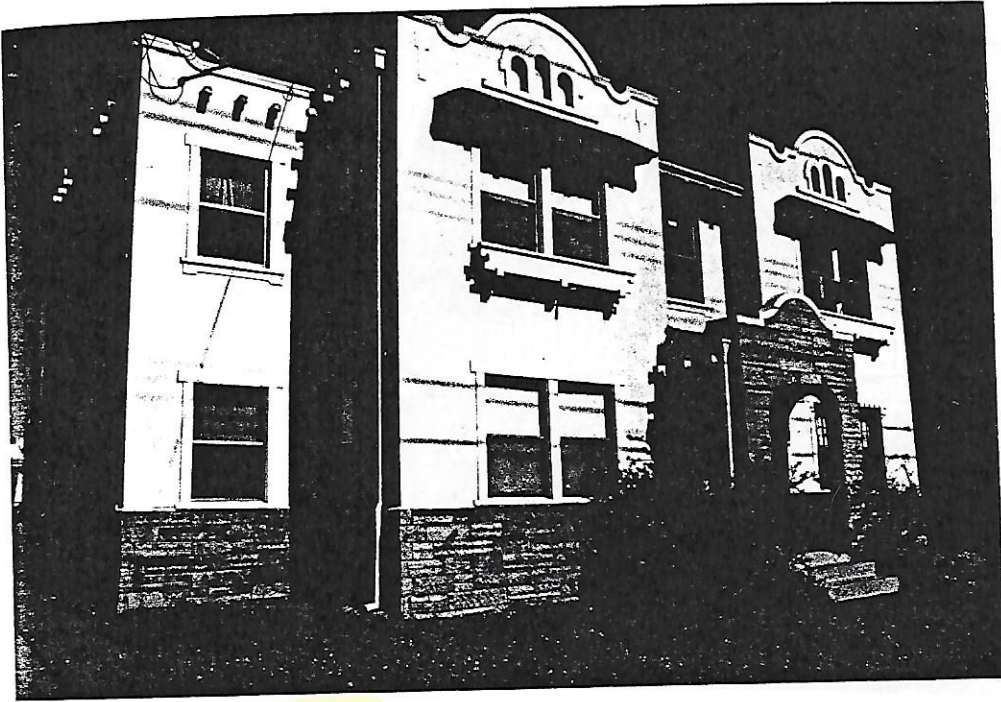
Unknown



HIP0002
33

City of Santa Rosa
Historical Properties Inventory
CONTRIBUTORS, ST. ROSE LOCAL DISTRICT

Run Date: 080489
Time: 16:43:41



Hist Name : CASA DEL SOL APARTMENTS
Style/Type: MEDITERRANEAN REVIVAL/APARTMEN
Location...: 608 MORGAN ST
Design/Art:
Comments...

Parcel: 01004116
Year...: 1915 -23
Zoning:
Photo#: 101/7A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating....: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0042 5-10 Res. Units - 2 or more bldg
Alt./Rest..: G-BASE



Name : SCHULTZ, GEORGE & MARY, HO
Style/Type: BUNGALOW/HOUSE
Location...: 700 MORGAN ST
Design/Art:
Comments...

Parcel: 01003112
Year...: 1915 -23
Zoning:
Photo#: 101/9A

District...: SOUTH ST. ROSE
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating....: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0010 SINGLE FAMILY DWELLING
Alt./Rest..: E

Ann Bloomfield

City of Santa Rosa
Historical Properties Inventory
CONTRIBUTORS, ST. ROSE LOCAL DISTRICT

19410 Run Date: 080489
Time: 16:43:40

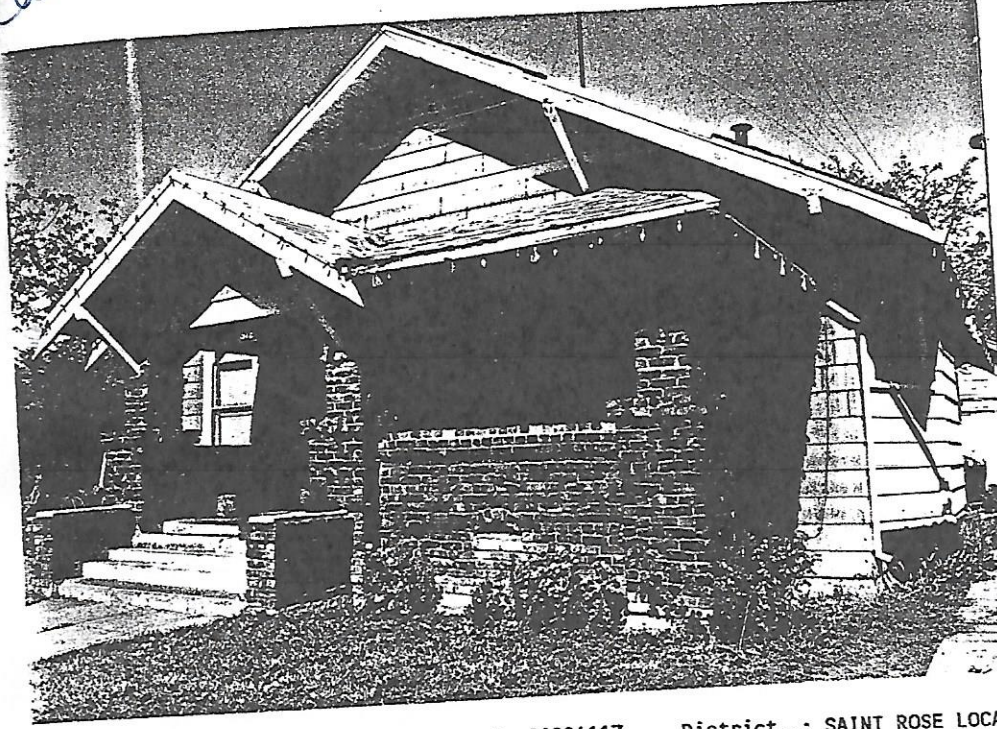
Fred Dickerson
225 Washington St

Kate & Will

SILVER
Elsie Dickerson
1949

Francis
~~Francis~~ "Bud"
Toscani
Lived here
(Parents lived in 600 Morgan St.)

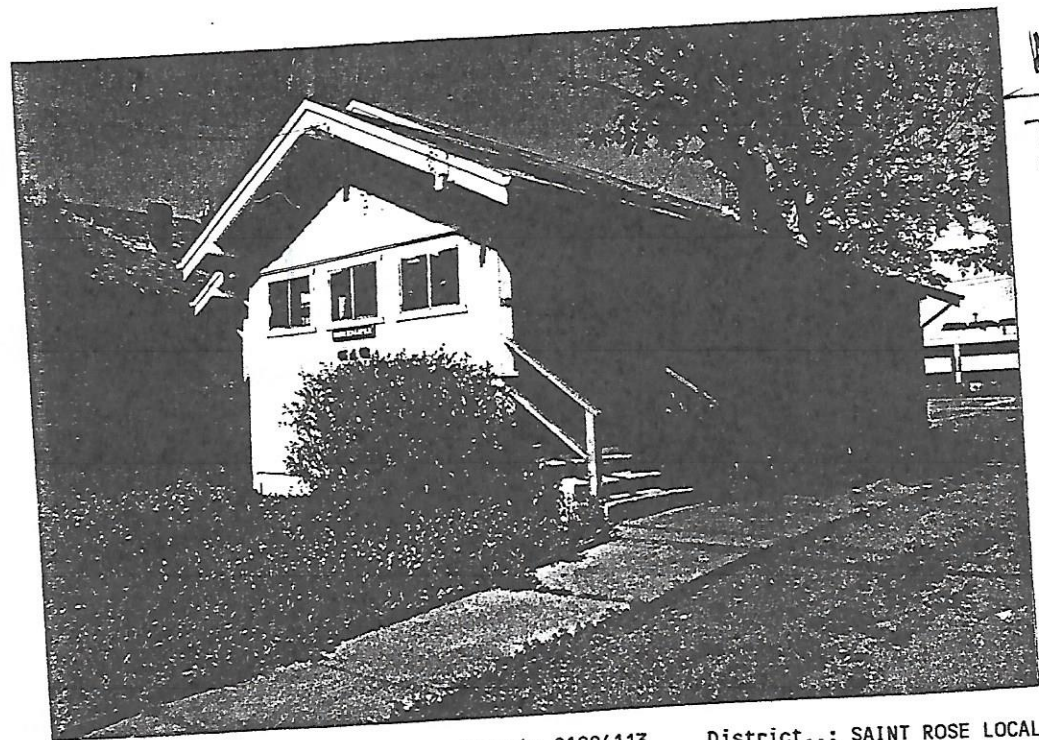
Toscani



Hist Name :
Style/Type: CRAFTSMAN/HOUSE
Location...: 512 MORGAN ST
Design/Art:
Comments...: CLINKER BRICK BASE

Parcel: 01004117
Year...: 1915 -23
Zoning:
Photo#: 101/3A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0013 SFD - NON CONFORMING USE
Alt./Rest.: G-ASBESTOS SIDING



Hist Name :
Style/Type: BUNGALOW/HOUSE
Location...: 516 MORGAN ST
Design/Art:
Comments...: SOURCE UNKNOWN

Parcel: 01004113
Year...: 1920 S2M46
Zoning:
Photo#: 101/4A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0170
Alt./Rest.: MOVED TO SITE ABOUT 1946

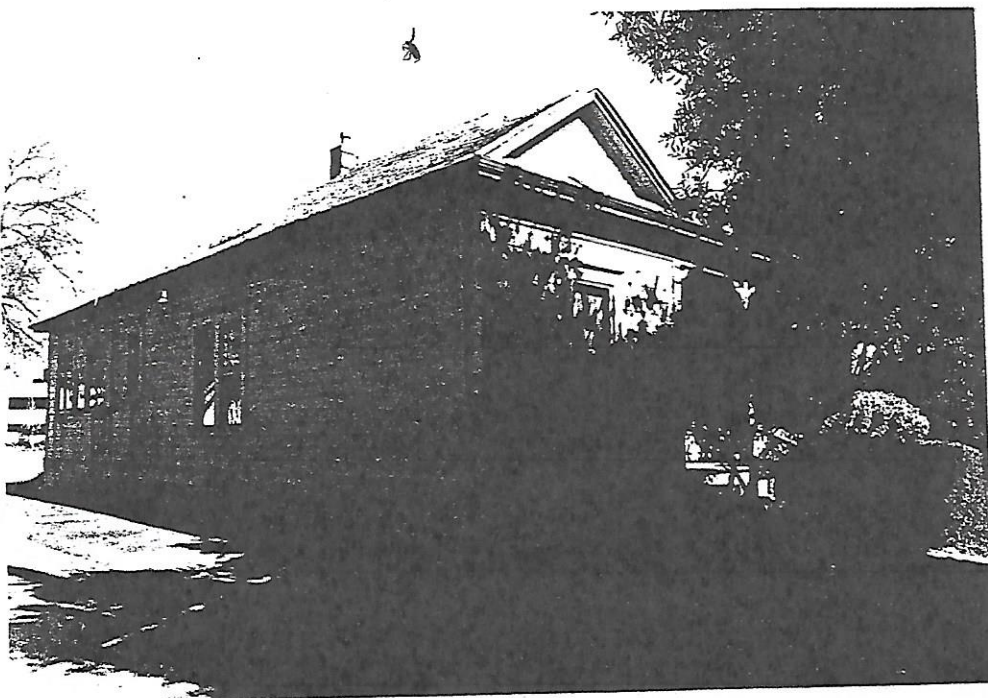
At time called Washington St ?

1949
Blanche Feliz

Ann Bloomfield

City of Santa Rosa
Historical Properties Inventory
CONTRIBUTORS, ST. ROSE LOCAL DISTRICT

Run Date: 080489
Time: 16:43:41



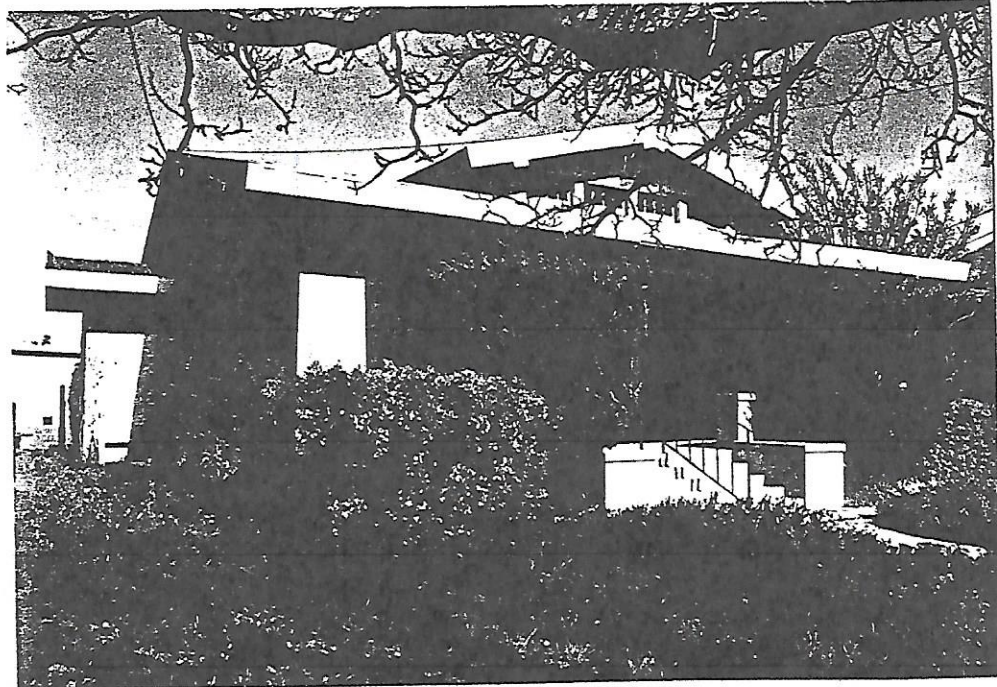
1949
Chiodo Giuseppe

Hist Name :
Style/Type: QUEEN ANNE/COTTAGE
Location...: 520 MORGAN ST
Design/Art:
Comments...: SOURCE UNKNOWN

Parcel: 01004114
Year...: 1890 S?M46
Zoning:
Photo#: 101/5A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0013 SFD - NON CONFORMING USE
Alt./Rest...: MOVED TO SITE ABOUT 1946 *for freeway*

Aka: Washington St



Toscani

1949
J.E. Cheney

1930
CENSUS



Hist Name : TOSCANI, ANT. & ANGELINA, HO
Style/Type: BUNGALOW/HOUSE
Location...: 600 MORGAN ST
Design/Art:
Comments...: BAKERY PROPRIETOR

Parcel: 01004115
Year...: 1020 S?M41
1920
Zoning:
Photo#: 101/6A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0013 SFD - NON CONFORMING USE
Alt./Rest...: G-\$2200 ALTS IN 1941

Toomians, Kristinae

From: Renee Riggs <renee.riggs@gmail.com>
Sent: Tuesday, October 15, 2019 5:33 PM
To: Toomians, Kristinae
Subject: [EXTERNAL] Caritas Village

Comments:

Historic neighborhoods are critical to save and maintain in our city. How do we know where we came from, know the what the common threads are that connect us to our past?

Our future is connected to our past, to know why people came here and stayed here. It tells us about what was going on at the time— the culture.

If we don't realize the importance of these neighborhoods and decide what the standards are for saving and protecting them, they will be gone. And so will any remnant that connects us to our roots.

What does our geography have to do with all this?

We brag about Burbank, Peanuts, food and wine. Do we know how all that evolved? Are we clear about moving forward and building on our successes?

Saving and caring for our history, our heritage is critical to our future.

Renee Riggs
Renee.riggs@gmail.com
C-214-538-0878
H-707-536-9248
Sent from my iPhone

Toomians, Kristinae

From: Ginger Hopkins <glhopkins@sbcglobal.net>
Sent: Thursday, February 07, 2019 8:17 AM
To: Toomians, Kristinae
Subject: Caritas Village

I was not able to make the meeting last night but here are my concerns about this project:

Catholic Charities offers many services to homeless, some that are not particularly concerned about housing and like living on the streets. There is lots of activity, and garage that happens outside their doors. Although in the last few weeks it looks better than it's looked in a while, but I imagine as soon as the project is past things will go back to the way it was. How do they plan to keep things contained within their walls of the compound? Are they hiring security to keep the loitering to a minimum?

Parking - A street & 8th streets have lots of apartment buildings or multiple housing dwellings. Many of the houses on A do not have driveways therefore on street parking is an issue. Last year we actually had one renter that had 5 cars. There is no stopping the number of cars each dwelling could have which also includes the new low income house that is going in at Caritas Village. Where will the extra cars park? And this doesn't include those that are using Catholic Charities existing housing that park on the street and visit there cars each day. Of course they have a right to be there, but the competition for parking will only increase with this new project.

Lastly, you recently did a traffic study which only encompassed one side of A street - the streets between 7 & 8th.

the traffic between 8th & 9 th on A has significantly increased when Mendocino Avenue was closed when Courthouse Square was built. It's even a bus route now. Cars speed by and during commute hours it can be challenging pulling in and out of my driveway. Do you not anticipate that drivers from Caritas Village will not drive in that direction?

Thanks for listening.

Best,
Virginia Hopkins
534 A Street

Toomians, Kristinae

From: Denise Hill <faire@sonic.net>
Sent: Saturday, February 09, 2019 12:58 PM
To: Toomians, Kristinae
Subject: Comments for EIR NOP - Caritas Village File #PRJ18-052
Attachments: Press Release confirming Preserve America Designation 2.8.17.pdf; City Council Meeting with Resolution in support of Preserve America application -11.21.06.pdf; Map of Contributors_Non-Contributors - St. Rose Neighborhood.pdf; St. Rose Planned Community District - Ordinance # 2861.pdf; 600 Morgan Street -Toscani Family Story for website.pdf; Girolo, Casa Del Sol - 608 Morgan Street story for website.pdf; General Hospital Newsletter article - HSSR 2019.docx; Cal Trans evaluation of A Street and Morgan Street homes - Pg 3-112.pdf; Historic Preservation Goals and Guidelines excerpts from City Documents.docx; 608 Casa del Sol_ Morgan Street - Ann Bloomfield 1989 Historical Properties Survey.pdf; 512, 516 Morgan Street - Ann Bloomfield 1989 Historical Properties Survey.pdf; 520, 600 Morgan Street - Ann Bloomfield 1989 Historical Properties Survey.pdf

Hi, Kristinae,

Please provide the following to the Stantec Company. These are comments I made at the 2/6 EIR Scoping meeting that the Stantec rep requested provide in writing as their transcriber was not able to catch all the detail. The Stantec rep also asked me to include publications and other documents in relation to some of the items below. Please forward attached along with the comments. Thanks

Cultural Resource

1. Provide possible infill alternatives to demolition of historic structures.
2. Provide possible adaptive reuse alternatives to structures.
3. Can federal funds be available to a project that will destroy historic structures in a designated historic district.
4. How does the destruction of an entire block of historic structures of which 5 are contributors in a designated historic district adhere to guidelines in the following city documents and designations:
 - General Plan
 - Station Area Plan <https://srcity.org/DocumentCenter/View/3054/Design-Guidelines-47-Historic-Districts-PDF?bidId=>
 - 2010 City of Santa Rosa Design Guidelines document
 - PROCESSING REVIEW PROCEDURES FOR OWNERS OF HISTORIC PROPERTIES - City of Santa Rosa Department of Community Development January 2001
 - Historic St. Rose Neighborhood Planned Community District Ordinance #2861 (attached).
 - Preservation Ordinance, Rehabilitation standards, etc. as stated on the city's webpage: <https://srcity.org/398/Historic-Preservation>
 - Preserve America City designation (attached)
 - Any other documents the city has regarding historic districts
5. Include CHB comments from April 2018 meeting regarding this project.

Transportation/Traffic/Population/Housing/Public Services, etc.:

6. Overall impact of increased services offered at Caritas Center combined with other two service providers in the area (Redwood Gospel Mission, St. Vincent De Paul)
7. What are the anticipated calls for service based on multi-year history of calls for service by residents and business owners to police from B Street to Dutton Avenue and College Avenue to 6th Street. Please note this is "calls for service" – not just those calls that result in a case #.
8. Determine how many lots/open land (including surface parking lots) are available for building this project within the TOD.

9. Parking: Include analysis of daily car camping on Morgan Street in the parking study.
10. What will be the cumulative impact of traffic flow and parking based on additional auto traffic generated by this project.
11. What is the estimated use of the SMART train by the demographic this project will house and serve.
12. Include what, if any, restrictions will be in place to assure that the occupancy for each unit in Caritas Village is fixed. If there are no controls for the number of occupants/unit than assumptions about what the added population will be should be based on the maximum amount/unit – not the minimum.

Best,

Denise Hill

Ann Bloomfield

City of Santa Rosa
Historical Properties Inventory
CONTRIBUTORS, ST. ROSE LOCAL DISTRICT

19410 Run Date: 080489
Time: 16:43:40

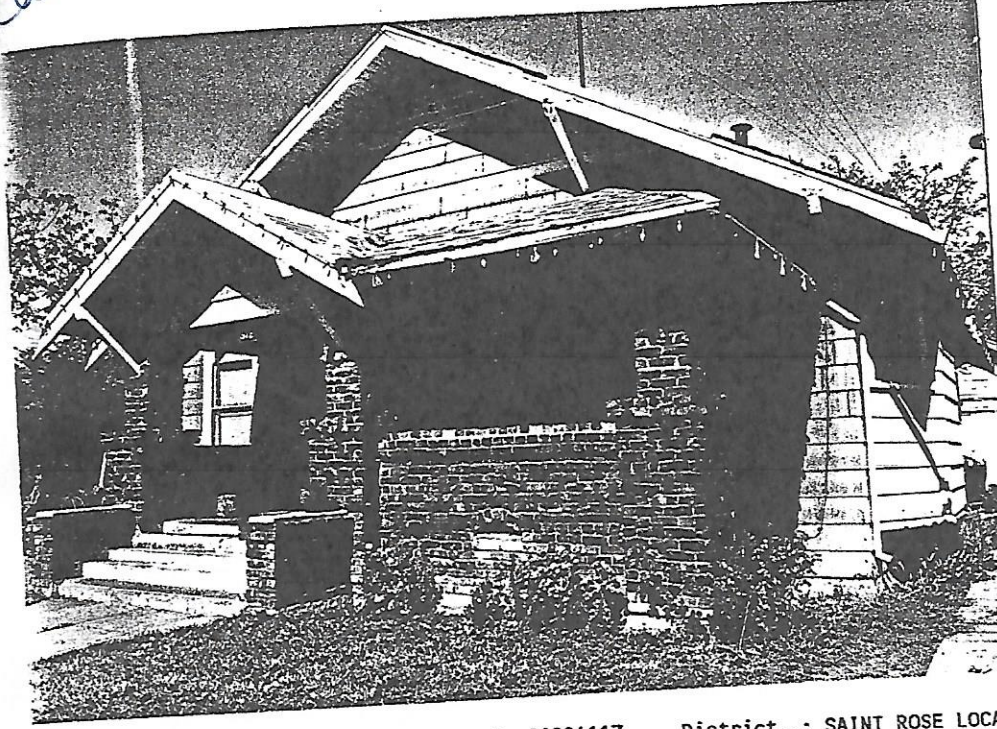
Fred Dickerson
225 Washington St

Kate & Will

SILVER
Elsie Dickerson
1949

Francis
~~Francis~~ "Bud"
Toscani
Lived here
(Parents lived in 600 Morgan St.)

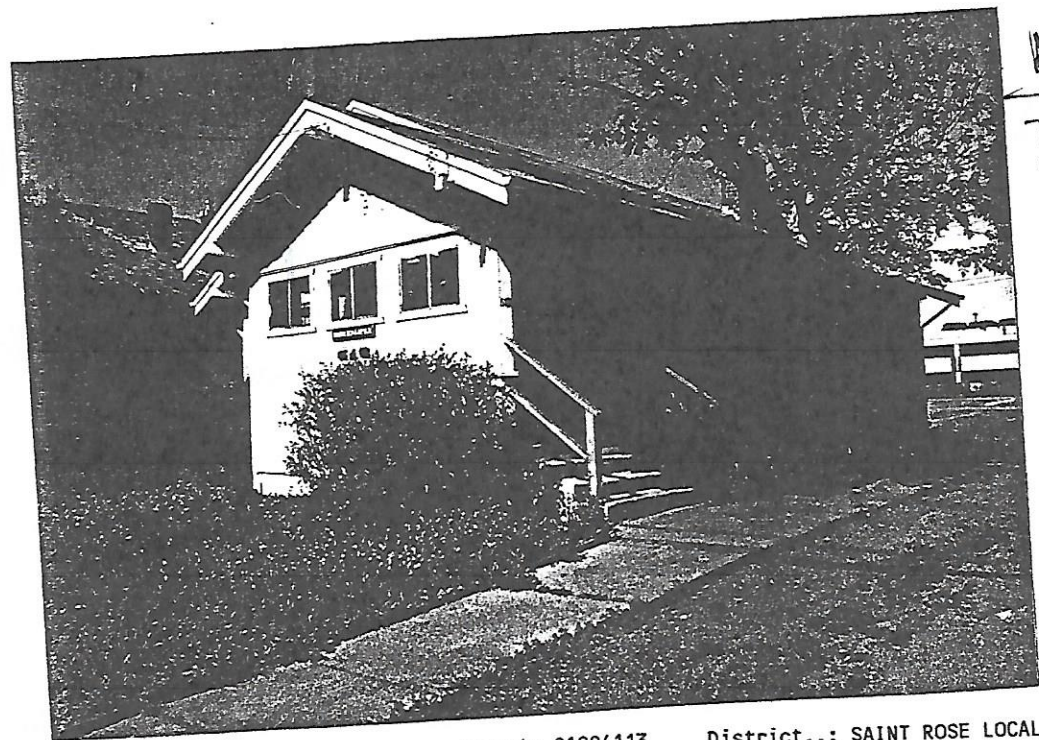
Toscani



Hist Name :
Style/Type: CRAFTSMAN/HOUSE
Location...: 512 MORGAN ST
Design/Art:
Comments...: CLINKER BRICK BASE

Parcel: 01004117
Year...: 1915 -23
Zoning:
Photo#: 101/3A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0013 SFD - NON CONFORMING USE
Alt./Rest..: G-ASBESTOS SIDING



Hist Name :
Style/Type: BUNGALOW/HOUSE
Location...: 516 MORGAN ST
Design/Art:
Comments...: SOURCE UNKNOWN

Parcel: 01004113
Year...: 1920 S2M46
Zoning:
Photo#: 101/4A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0170
Alt./Rest..: MOVED TO SITE ABOUT 1946

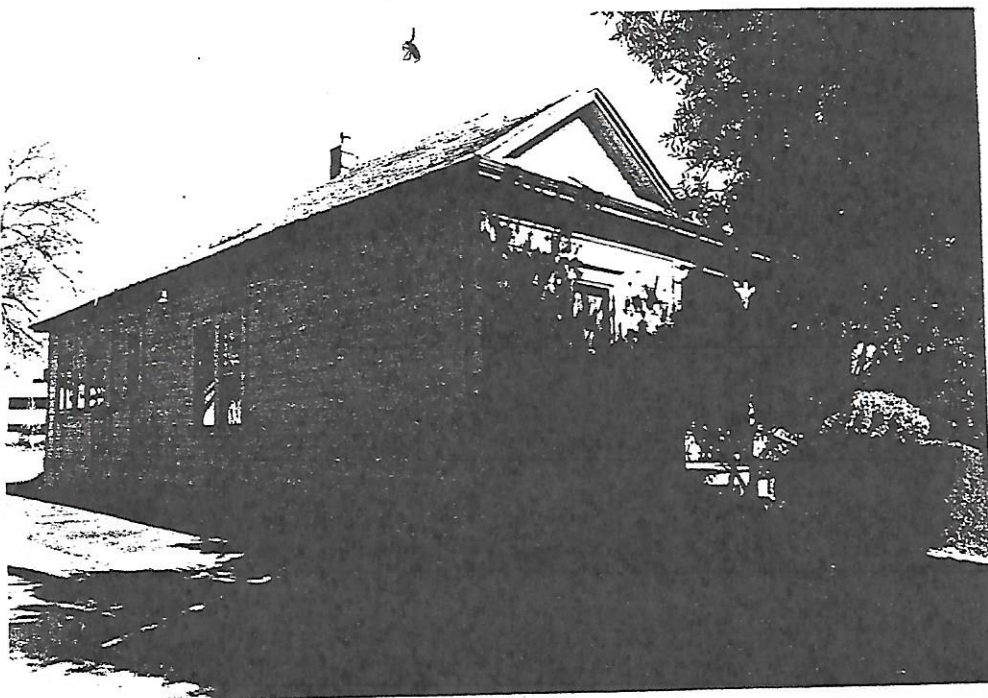
At time called Washington St ?

1949
Blanche Feliz

Ann Bloomfield

City of Santa Rosa
Historical Properties Inventory
CONTRIBUTORS, ST. ROSE LOCAL DISTRICT

Run Date: 080489
Time: 16:43:41



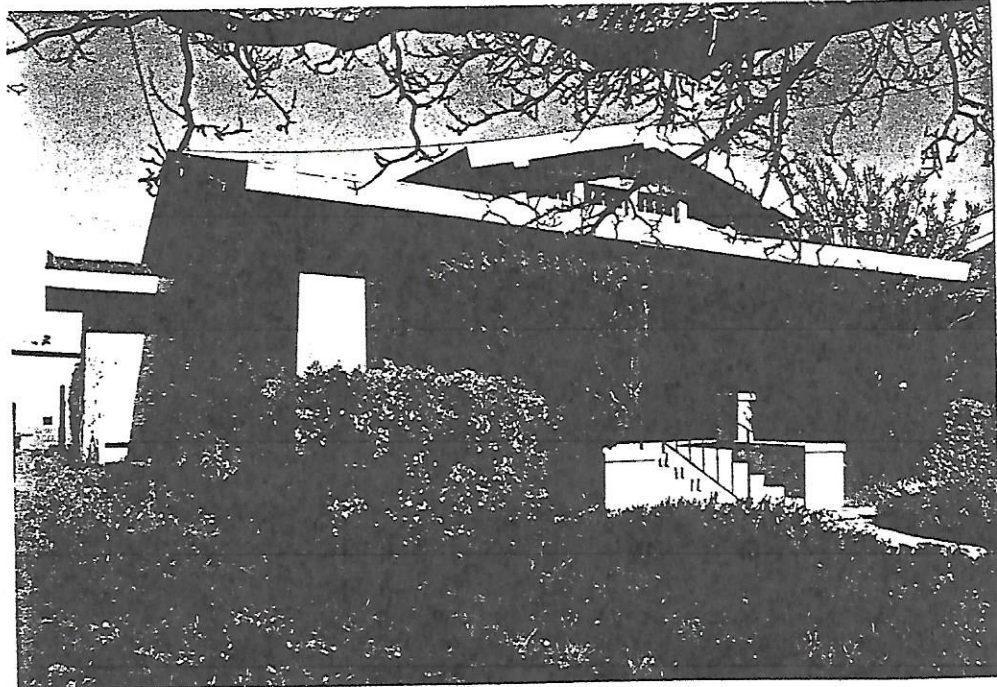
1949
Chiodo Giuseppe

Hist Name :
Style/Type: QUEEN ANNE/COTTAGE
Location...: 520 MORGAN ST
Design/Art:
Comments...: SOURCE UNKNOWN

Parcel: 01004114
Year...: 1890 S?M46
Zoning:
Photo#: 101/5A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0013 SFD - NON CONFORMING USE
Alt./Rest...: MOVED TO SITE ABOUT 1946 *for freeway*

Aka: Washington St



Toscani

1949
J.E. Cheney

1930
CENSUS



Hist Name : TOSCANI, ANT. & ANGELINA, HO
Style/Type: BUNGALOW/HOUSE
Location...: 600 MORGAN ST
Design/Art:
Comments...: BAKERY PROPRIETOR

Parcel: 01004115
Year...: 1020 S?M41
1920
Zoning:
Photo#: 101/6A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0013 SFD - NON CONFORMING USE
Alt./Rest...: G-\$2200 ALTS IN 1941

600 Morgan Street and the Toscani Family



600 Morgan Street

Built in 1920. Classic example of a California bungalow this was the home of the Toscani family from the 1920s-1940's.

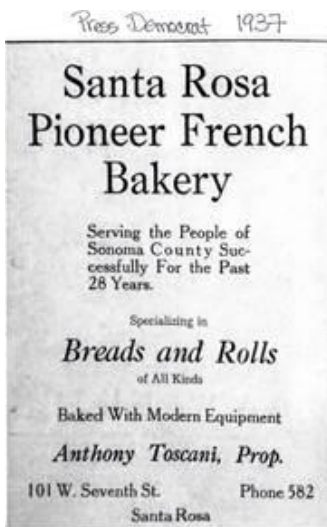


Original owners of 600 Morgan Street: Anthony and Angelina Toscani

Anthony Toscani was born on March 15, 1880, in Switzerland. His Swiss-Italian family immigrated to the United States in 1892 and settled in New Jersey. By 1906, he had relocated to Santa Rosa, California. He married Angelina Lena Maccario of Petaluma on March 16, 1907. They had two children during their marriage – a son Francis and a daughter Angelina.

The family were members of the St. Rose Church and daughter, Angelina, was the president of the Young Ladies Sodality of the St. Rose parish in 1929.

Continued-



Anthony was a baker and started out delivering bread in a horse-drawn wagon for the Pioneer French Bakery. The bakery was located on West 7th Street in what is now the West End Historic District (the location of Santa Rosa's early Italian community). Eventually he became a partner and by 1937 is listed as the sole proprietor of the Pioneer French Bakery.

Anthony's son, Francis "Bud" Toscani, made a name for himself playing college football for the Saint Mary's College football team – the Saint Mary Gaels. In 1931 he was selected by the Newspaper Enterprise Association (NEA) as a second-team halfback on the 1931 College Football All-American Team. He also played professional football in the National Football League in 1932 for the Chicago Cardinals and the Brooklyn Dodgers.



Bud returned to Santa Rosa and in 1933 married his wife, Lenore, moving into a bungalow just down the street from his parents' house (512 Morgan Street). He entered the family business and became a supervisor at his parent's bakery. In 1941, he was hired as Assistant Football Coach for the Santa Rosa Junior College Bear Cub varsity football team. Sadly, Lenore died of polio in 1943 at the young age of 28 leaving their two daughters Carol Lee and Marlene without a mother.

Both Anthony and Francis moved to Nevada 1948 (possibly due to the proposed new freeway that would run directly in front of their homes). Anthony and Francis continued in the bakery business after the move, working for Franco American Bakery. Francis died in a car accident in 1966. Anthony died a year later on July 11, 1967, in Sparks, Nevada, at the age of 87, and is buried at Calvary Cemetery in Santa Rosa, California.

HIP0002
33

City of Santa Rosa
Historical Properties Inventory
CONTRIBUTORS, ST. ROSE LOCAL DISTRICT

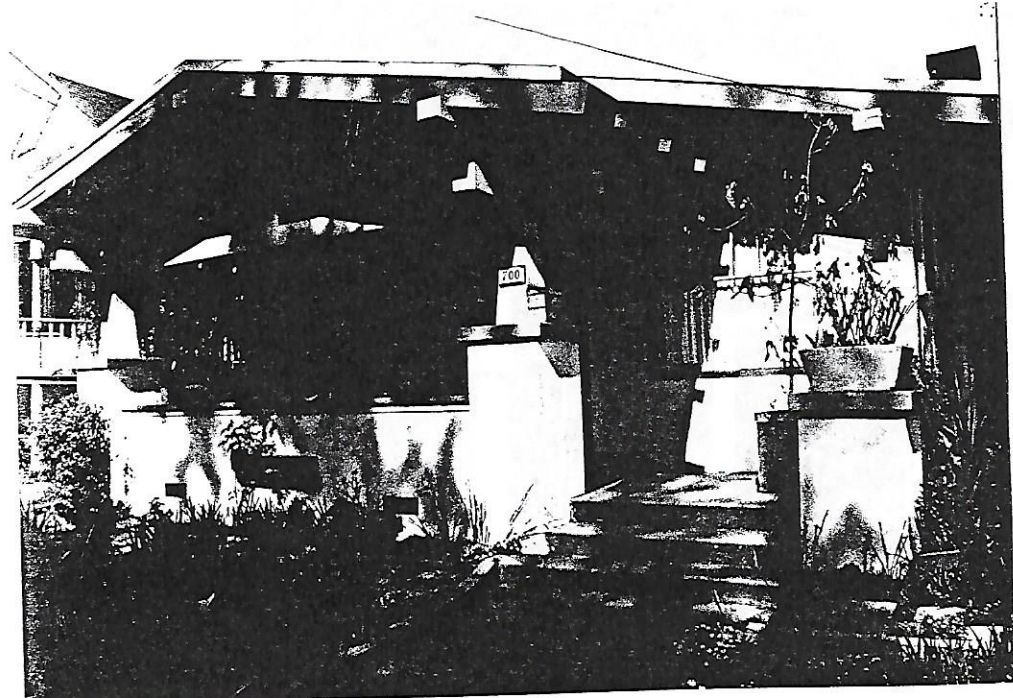
Run Date: 080489
Time: 16:43:41



Hist Name : CASA DEL SOL APARTMENTS
Style/Type: MEDITERRANEAN REVIVAL/APARTMEN
Location...: 608 MORGAN ST
Design/Art:
Comments...

Parcel: 01004116
Year...: 1915 -23
Zoning:
Photo#: 101/7A

District...: SAINT ROSE LOCAL DISTRICT
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating....: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0042 5-10 Res. Units - 2 or more bldg
Alt./Rest..: G-BASE



Name : SCHULTZ, GEORGE & MARY, HO
Style/Type: BUNGALOW/HOUSE
Location...: 700 MORGAN ST
Design/Art:
Comments...

Parcel: 01003112
Year...: 1915 -23
Zoning:
Photo#: 101/9A

District...: SOUTH ST. ROSE
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1
Rating....: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Land Use...: 0010 SINGLE FAMILY DWELLING
Alt./Rest..: E

- 525 A Street (Residence)
- 537 A Street (Cornelius Shea House)
- 541 A Street (Residence)

Caltrans has determined that the resources listed above that are eligible for the NRHP are likewise historic resources for the purposes of the CEQA. In addition, 13 resources that do not appear eligible for the NRHP are historic resources under CEQA as contributors to the locally designated Saint Rose “Preservation District”:

- 512 Morgan Street
- 516 Morgan Street
- 520 Morgan Street
- 600 Morgan Street
- 608 Morgan Street
- 612 Morgan Street
- 924 Morgan Street
- 940 Morgan Street
- 823 Washington Street
- 831 Washington Street
- 837 Washington Street
- 231 10th Street
- 308 Lincoln Street

The remaining properties within the APE have been determined ineligible for inclusion in the National Register, nor does there appear to be the potential for any other NRHP eligible historic district or historic landscape within the APE. There are 52 properties within the APE, which were constructed in or after 1957 and were treated in accordance with the June 1, 2001 “Interim Policy for the Treatment of Buildings Constructed in 1957 or Later” (Caltrans 2002b). The policy states that “all Caltrans staff who meet the Secretary of the Interior’s Professional Qualifications Standards for architectural history are authorized to exclude from study buildings that were constructed in 1957 or later in time, or that appear because of alterations to have been constructed in 1957 or later.”

The SHPO has concurred with the above determinations of eligibility, as stated in a letter to FHWA dated February 28, 2003 (see Appendix A of this document).

Contamination (\$220,000) and Santa Rosa Creek 'B' Street Outfall Retrofit Project (\$90,000).

10.2 MOTION - CONTRACT EXTENSION - SECURITY GUARD SERVICES

This motion extends Contract No. 03-6641 for security guard services at various City facilities/locations with Commercial Protective Services, Inc., Gardena, California, for an additional one-year term, with no increase in contract unit price. The total contract amendment is \$639,408.57.

10.3 RESOLUTION - SUPPORT OF APPLICATION FOR DESIGNATION AS A "PRESERVE AMERICA COMMUNITY"

This resolution, recommended by the City Manager's Office, supports an application on behalf of the City of Santa Rosa for recognition by the White House as a "Preserve America Community." The criteria for this designation include supporting historic or cultural preservation projects that promote tourism, protection of historic resources and promotion of historic assets.

10.4 RESOLUTION - AMENDMENT TO THE CITY CLASSIFICATION AND SALARY PLAN

This resolution amends the City Classification and Salary Plan by creating the classification of Environmental Compliance Inspector II with a salary range of \$3,958 - \$4,812 per month, in Unit 7, Technical; of Municipal Service Center Yard Attendant with a salary range of \$2,488 - \$3,024 per month, in Unit 7, Technical; of Senior Environmental Specialist with a salary range of \$5,273 - \$6,415 per month, in Unit 6, Professional; of Senior Instrumentation Technician with a salary range of \$32.31 - \$35.35 per hour, in Unit 7, Technical; and by adjusting the salary range for Wastewater Treatment Superintendent to \$5,955 - \$7,730 per month.

11. REPORT ITEMS

11.1 REPORT – DOWNTOWN HEIGHT GENERAL PLAN AMENDMENT

BACKGROUND: Last June the Council initiated a General Plan Amendment to change the downtown building height policy from a maximum of 10 stories to 150 feet. This change would necessitate changes to the City's Zoning Code and Design Guidelines not anticipated at the time of initiation. The Mid-Rise Subcommittee, composed of members from the Cultural Heritage Board, the Design Review Board and the Planning Commission, which had developed the mid-rise zoning and design policy, have expressed concern about the potential consequences of this amendment. The Council considered a memo from the Subcommittee in September and asked that

General Hospital- 437 A Street

(Note: Currently in danger of being torn down as part of the Caritas Homes project.)



General Hospital Building today.

The General Hospital opened in 1922 in response to Santa Rosa's growing population and the recent Spanish Influenza outbreak. Described as a bungalow-type hospital it had 75 rooms, 50 beds for patients, four surgical, three X-ray, and two delivery rooms. It was thoroughly equipped with all the modern conveniences for the time including adjustable beds of the "type used in some of the largest and most important eastern hospitals". Many of the nursing staff had graduated from Lane Hospital and Mt. Zion Hospital in San Francisco. The institution was open to all physicians in the county. It was quickly used by more than a dozen in Santa Rosa and as far away as Sebastopol for serious cases. The maternity wing was added at the special request of local physicians who previously delivered babies at the mother's home.

General Hospital was owned and operated by Henry Shanor Gutermute, who had built the nearby Burke Sanitarium. In 1916, Mr. Gutermute had formed the General Hospital Association of Santa Rosa to raise money to open a hospital. The hospital was first established at a home on Fourth Street in 1917. When the owner of the house returned and needed to reside in it again, the first bungalow-style unit of the current hospital was built at its present location on A Street. Santa Rosa residents William Herbert and W.L. Proctor were the architect and construction contractor for the new facility. During its first decade of operation, it was the largest general medical facility in Sonoma County. It was hailed as the first "modern" facility for paying patients (the County Hospital had been in existence since the mid-1800s but was for indigents only). Paying patients no longer had to make do with doctor's office surgeries and babies born-at-home.

In 1950, the Santa Rosa Memorial Hospital was completed. Although Santa Rosa Memorial Hospital had been intended as a replacement for the General Hospital, the older hospital remained in use for another 34 years as an alternative hospital. It closed as a hospital in 1984.



608 Morgan Street



608 Morgan Street – Casa Del Sol Apartments

Casa Del Sol exhibits characteristic elements of Mission architecture, including a parapet around the entire building, stucco dadding, and decorative blind arches on the upper main façade. The building is listed as a contributor to the St. Rose Historic District on the Contributor and Non-Contributor map (based on the Anne Bloomfield's 1989 survey) posted on the city's website.

1920-The Casa Del Sol apartments were built between 1920-1924 by Emile and Josephine Languetin. Emile immigrated from Switzerland around 1890 and Josephine immigrated from France a few years later. They met and married in California and arrived in Santa Rosa about 1920. Both retired, Emile and Josephine lived in Casa Del Sol until their deaths in 1935 and 1940.

1939 -Casa Del Sol was purchased by the Girolo's who owned it for the next 30 years.



Peter (Pietro) Girolo

Josephine (Guisippina) Girolo



The Girolos were part of Santa Rosa's early Italian community. Both Peter and Josephine immigrated from Italy around 1905. They met, married, and raised their family in the West End District of Santa Rosa. They were active members of the St. Rose Church. Their children were christened by Father J.M. Cassin and funeral services for Peter Girola were held there.

Peter started out working for the **Grace Bros** and Josephine started out working for the **Del Monte Cannery**. From there he became a partner in the U.S. Bar located on Fourth Street in the Railroad Square area. Over the year he became a large investor in rental properties owning quite a few in and around the Santa Rosa downtown area.



Excerpts from City of Santa Rosa Documents

Note: This is not all the “goals and guidelines” in documents referenced or an entire list of city documents mentioning historic preservation.

Objectives of the St. Rose Historic District: Ord. No 2861 dated 23 Oct. 1990

- Preserve and enhance the historic resources of the St. Rose Neighborhood.
- Retain and preserve the existing historic single-family neighborhood.
- Provide additional downtown housing while preserving the existing single-family character of the neighborhood.
- Encourage the adaptive reuse of historic buildings.
- Assure that alterations and new construction are compatible with the existing character of the neighborhood.

Processing Review Procedures for Owners of Historic Properties

- New construction in Historic areas, often called infill construction has occurred throughout the country. When successful, the new structures have complemented an historic area and enhanced its overall character. In contrast, insensitive new construction can compromise the integrity of a historic area.
- The purpose of the Design Guidelines for New Construction is to ensure that the architectural character of Santa Rosa’s Preservation Districts is maintained and enhanced.
- The height of new construction in a Preservation District should be compatible with adjacent structures.

ANNUAL REVIEW 2007 - Santa Rosa 2020: General Plan

Santa Rosa was also designated a “**Preserve America Community**” in 2007. This designation is given to communities which protect and celebrate their heritage and use historic assets to attract visitors and promote economic and community development.

SANTA ROSA’S GENERAL PLAN - 2035

The General Plan is required by State law, and it has a long-range focus, looking 20 years into the future. It guides the City's planning and zoning functions as well as the funding of public improvement projects, such as parks and streets. Santa Rosa's General Plan was adopted by the City Council on November 3, 2009.

Goal HP-B: Preserve Santa Rosa’s historic structures and neighbors.

11-1 VISION In 2035, several Santa Rosa neighborhoods are designated as historic preservation districts, ensuring protection of historic structures that contribute to the city’s character and charm. Restoration of historic structures continues, preserving Santa Rosa’s architectural heritage.

Santa Rosa has 8 designated historic preservation districts, established to officially recognize individual properties and whole neighborhoods as key components of the city’s heritage...preservation districts are areas that have special historic significance or represent one or more architectural periods or styles typical to the city’s history.

Although many historic structures have been lost through reconstruction, fire, and neglect, there remain many restoration opportunities. A growing interest in the city's historic resources and appreciation of the value of special historic architecture is resulting in continued restoration and preservation efforts.

General Plan policies strive to ensure long-term historic preservation in Santa Rosa by encouraging preservation of historic structures, as well as their surrounding setting in areas of new development and redevelopment, and by discouraging demolition of historic resources.

Downtown Specific Area Plan

February 2019 Goal:

Foster neighborhood partnerships and strengthen cultural assets.

Santa Rosa promotes thriving neighborhoods in preserving its heritage and vibrancy of the community.

The downtown area of the City of Santa Rosa has many elements that contribute to its role as a healthy, vibrant regional center. It is a lively city center with a mix of shopping and employment opportunities, an attractive natural creek environment and historic residential neighborhoods close to the center. Just as important as the existing physical setting is the vision of the downtown area that the citizens of Santa Rosa hold for its future. This vision includes bicyclists, pedestrians, transit users and drivers sharing an attractive network of streets; it includes a mix of housing, shopping and jobs in a compact area; **and it includes preserving the history**, character, and natural benefits of the existing environment while allowing for change. **This vision is provided in the Santa Rosa 2020: General Plan as well as other comprehensive plans and codes governing change in the downtown area.**

Enhance Distinct Identity and Character The Plan Area encompasses Santa Rosa's civic, cultural and commercial core, as well as several historic neighborhoods that together form a diverse and distinctive character for the area. **Ensuring the preservation and extension of these characteristics is a priority** of the Specific Plan.

Residential Sub-Areas & Historic Residential Sub-Areas The Residential Sub-Areas and Historic Residential Sub-Areas consist of eight distinct neighborhoods distributed around the perimeter of the Specific Plan Area. The Specific Plan Vision calls **for maintenance and enhancement of the existing residential character of the Residential and Historic Residential SubAreas.**

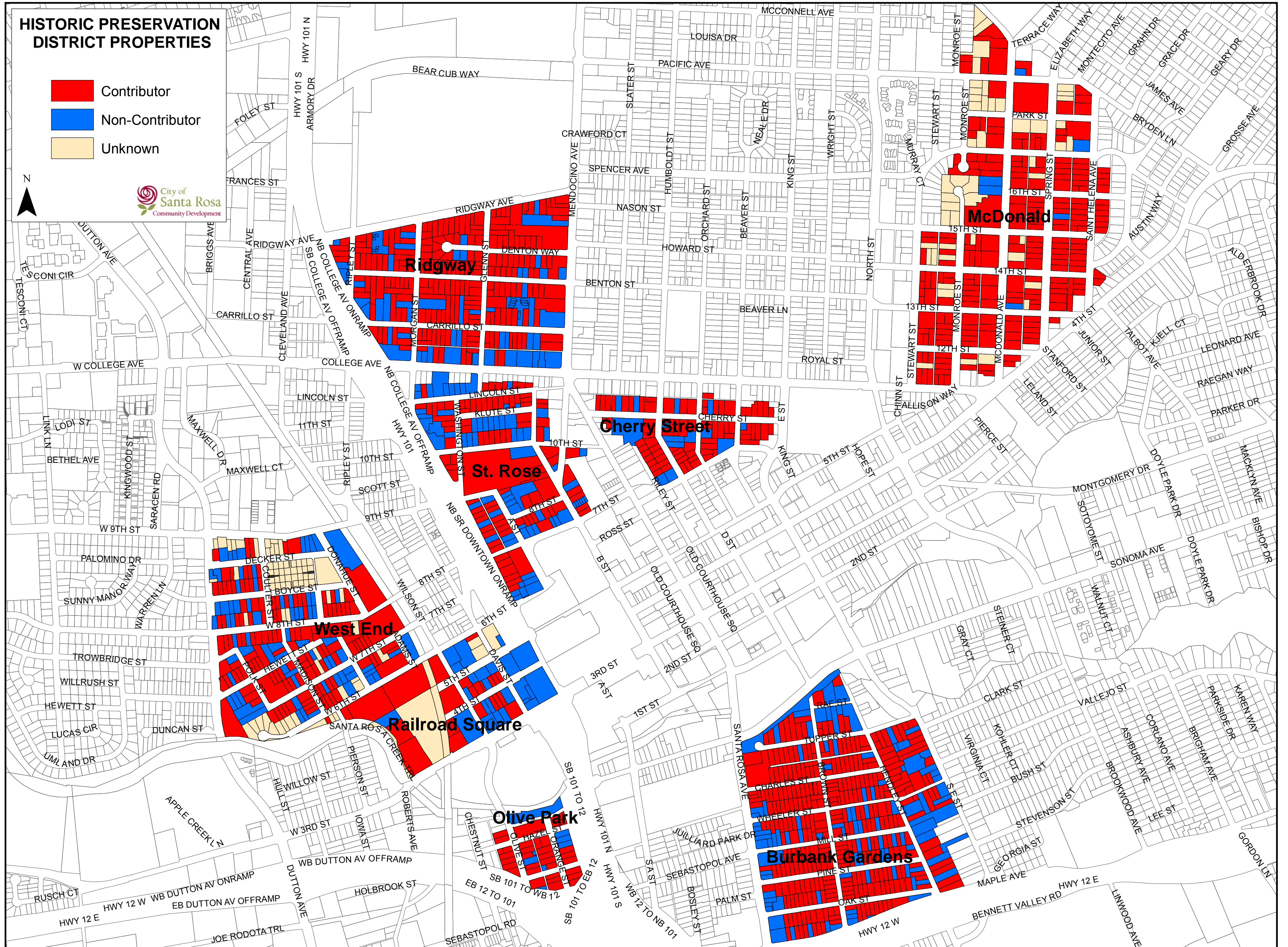
Policy SP-LU-5.5: Infill development in the Residential and Historic Residential Sub-Areas should incorporate and reflect character defining elements of the area as identified by the City's Cultural Heritage Board and follow the design guidelines outlined in the City's Processing Review Procedures for Historic Properties.

Development Guidelines Special Considerations ♦ New development adjacent to the St Rose and West End historic neighborhoods should be compatible in height and scale with existing structures.

Development Guidelines Special Considerations ♦ Properties abutting or adjacent to Residential or Historic Residential sub-areas shall contain a maximum of three stories.

HISTORIC PRESERVATION DISTRICT PROPERTIES

- Contributor
- Non-Contributor
- Unknown



SRPAST

Contact Information:

Jim Wilkinson, Chair, SRPAST Preserve America Community Project
E-mail: jimwilkinson@earthlink.net Phone: (707) 523-4547

FOR IMMEDIATE RELEASE: (February 8, 2007)

SRPAST welcomes Washington designation of Santa Rosa as a *Preserve America Community*

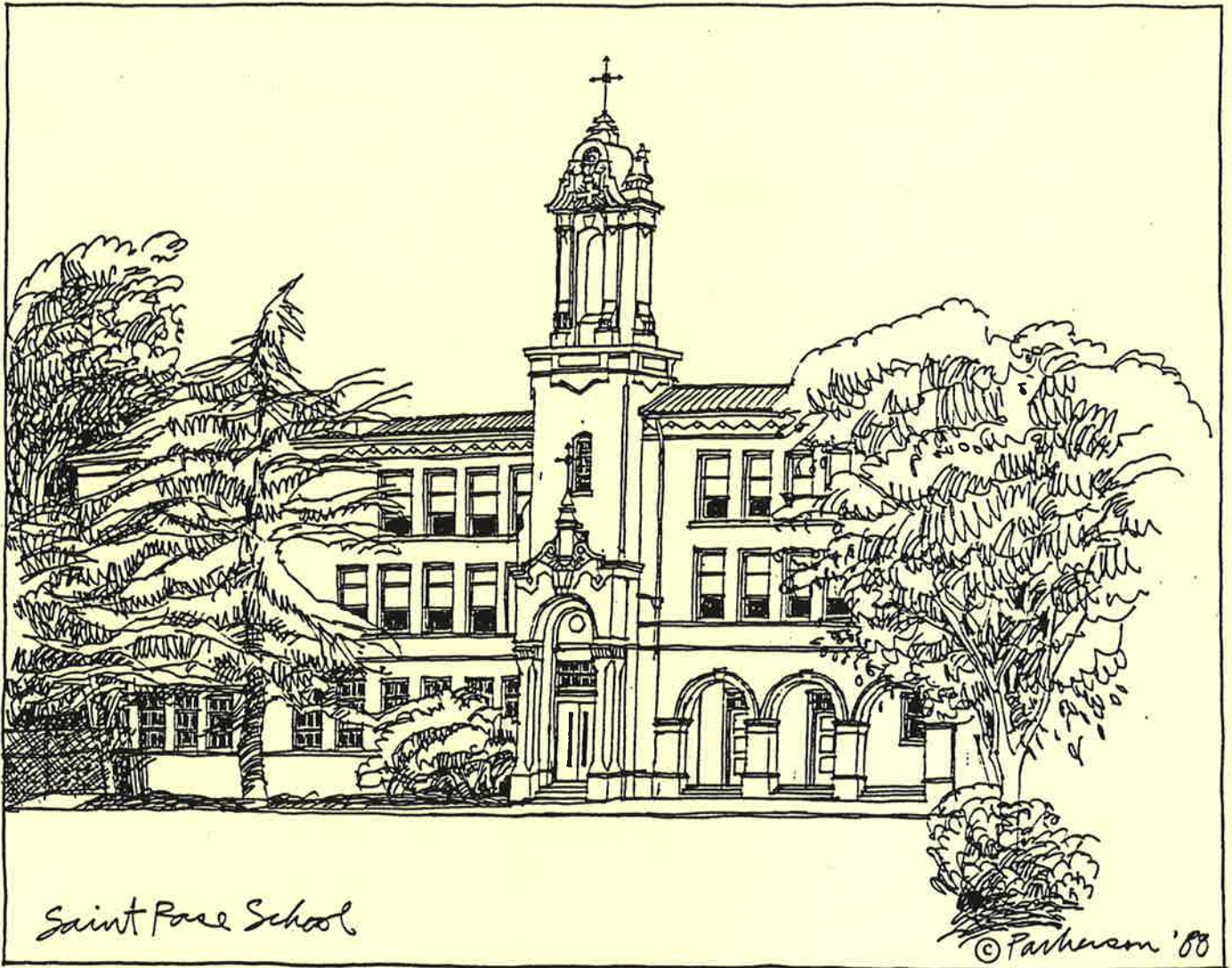
Santa Rosa, CA – The Santa Rosa Preservation Advocacy and Support Taskforce (SRPAST) welcomes the designation of Santa Rosa as a *Preserve America Community* under the White House-sponsored national program to recognize cities and towns that protect and celebrate their heritage. Santa Rosa joins ten other California communities, including Monterey and Santa Monica, among approximately 400 that have received the honor nation-wide. Santa Rosa will be listed on national websites as a heritage tourist destination, has authorization to use the *Preserve America* logo and road sign, and is now eligible for special federal grants to support historic preservation.

SRPAST commends the City Council and the City Manager for their prompt action in response to SRPAST's proposal. The Council's Resolution of November 21, 2006 was the central element of the successful application. The SRPAST initiative was also supported by civic organizations, including Historic Railroad Square Association, Santa Rosa Main Street, historic district neighborhoods and the Community Advisory Board.

Santa Rosa citizens have repeatedly expressed appreciation of their town's diverse culture and distinctive history. The establishment of historic districts surrounding downtown testifies to recognition of the value of historic preservation, which also serves economic interests as exemplified by the popularity of Historic Railroad Square and the "recycling" of buildings such as Barnes and Noble's fine adaptation of the old Rosenberg Department Store on 4th St. Among its near term goals, SRPAST supports the pending application for a Ridgway Historic District north of College Avenue; urges the City to update surveys of historic buildings and landmarks, such as the stretch of 4th St. from B to E Streets; and works for greater recognition of landmarks such as the Carillo Adobe.

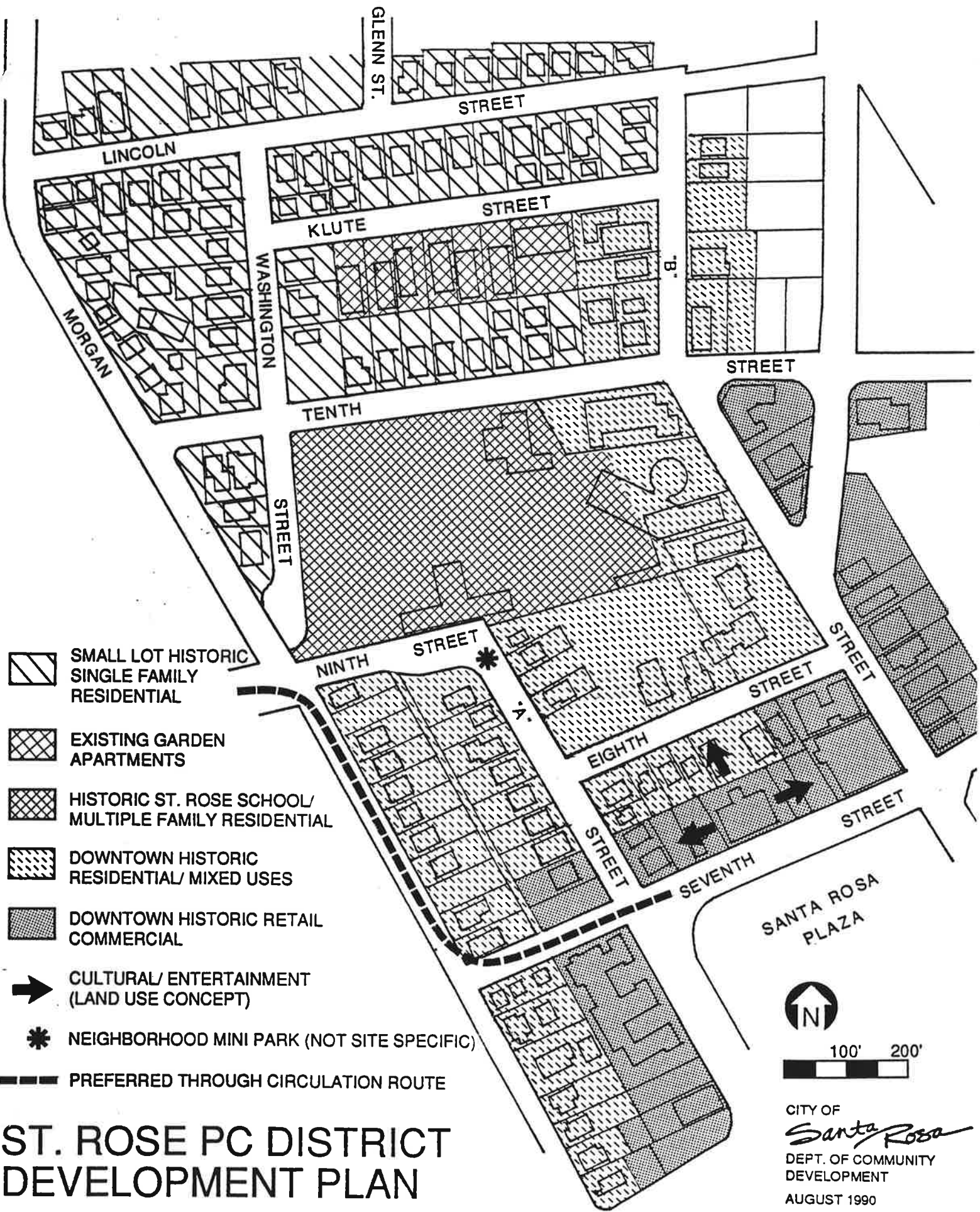
The *Preserve America Community* program is a White House initiative in cooperation with the Advisory Council on Historic Preservation and numerous federal departments including those for Interior, Commerce, Housing, Agriculture and Transportation. More information is posted on the web at <http://preserveamerica.gov>.

SRPAST, a group of interested citizens including residents of historic districts, business people, and property owners, has been active since 2004 to support historic preservation including adaptive reuse of historic resources, to foster education and to actively promote development sensitive to historic preservation. ###

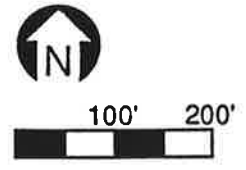


HISTORIC ST. ROSE NEIGHBORHOOD PLANNED COMMUNITY DISTRICT

CITY OF *Santa Rosa* ORD. NO. 2861 DATED 23 OCT. 1990



ST. ROSE PC DISTRICT DEVELOPMENT PLAN



CITY OF
Santa Rosa
 DEPT. OF COMMUNITY DEVELOPMENT
 AUGUST 1990

September 1990

**HISTORIC ST. ROSE NEIGHBORHOOD PROPOSED PC DISTRICT
ZONING POLICY STATEMENT**

I. PURPOSE

This PC (Planned Community) zoning policy statement, along with the accompanying development plan, shall guide future development and redevelopment in the historic St. Rose Neighborhood.

II. BOUNDARIES

The PC zone boundaries are generally the Santa Rosa Plaza Shopping Center on the south; U.S. Freeway 101 on the west; Lincoln Street (both sides) on the north; and B Street (both sides) on the east (see development plan for precise boundaries).

III. OBJECTIVES

1. Preserve and enhance the historic resources of the St. Rose Neighborhood.
2. Provide additional downtown housing opportunities.
3. Encourage mixed use projects --office or low intensity commercial uses and residential uses combined in the same structure.
4. Provide a circulation system that involves minimal disruption of the neighborhood environment.
5. Develop a neighborhood mini park that will provide needed recreation and quiet open space for downtown residents and workers.
6. Encourage the expansion of cultural/entertainment uses in the area surrounding the Sonoma County Museum.
7. Redevelop the St. Rose School with a needed parish or community use.

IV. LAND USE

This policy statement proposes a pattern of zoning that recognizes and seeks to preserve the unique conditions that exist within the St. Rose Neighborhood while allowing a limited amount of new development that can complement the historic character of the area.

A. SMALL LOT HISTORIC SINGLE FAMILY RESIDENTIAL

1. Description

North of Tenth Street, the predominate development type is single-family residential on small lots. Along Lincoln Street are found small one-story frame houses, surrounded on all sides by yards and uniformly set back from the street. The block is

an outstanding example of variety within the unity of the bungalow style. A somewhat less intact collection of houses from the 1920's and 1930's is found along Washington Street and Tenth Street.

2. Desirable Objectives

- a. Retain and preserve the existing historic single-family neighborhood.
- b. Provide for additional single-family housing on small lots.
- c. Allow second or "granny" units.
- d. Assure that all alterations and new construction are compatible with the historic character of the neighborhood.

3. Permitted Uses

- a. Single-family dwellings.
- b. Second or "granny" units.
- c. Duplexes on corner lots.
- d. Accessory and additional uses as specified in Chapter 20-03, Article 1.3.

4. Parking Requirements

- a. Two spaces per single-family unit, one of which must be covered.
- b. One additional space for a second or "granny" unit.
- c. Tandem parking may be counted.
- d. Compact spaces may be permitted.
- e. Modifications in parking lot standards may be allowed in order to preserve historic buildings or mature landscaping, subject to design review approval.
- f. Other standards as specified by Chapter 20-04.

5. Standards for Development

- a. Maximum Intensity
One unit per lot, except two units per lot may be permitted for duplexes and lots with second or "granny" units.
- b. Minimum Lot Size
4,000 square feet
- c. Minimum Lot Width
40 feet
- d. Minimum Yard Setback Requirements
 - (1) Front yard 15 feet
 - (2) Rear yard 10 feet
 - (3) Side yard 5 feet

Minor reductions in the above requirements to reflect existing conditions may be approved by Conditional Use Permit.

- e. Maximum Lot Coverage
60 percent

6. Special Standards for Klute Street

In order to encourage opportunities for single-family home ownership on the north side of Klute Street, small houses on small lots may be permitted. Lot sizes and setbacks shall be determined by Conditional Use Permit. Parking requirements are one covered space per dwelling plus a second space which may be tandem.

B. EXISTING GARDEN APARTMENTS

1. Description

Along the south side of Klute Street are found a row of four-plexes and apartment houses. These structures were built in the 1950's as typical garden apartments. Although not historic, the buildings are well maintained and provide valuable rental housing resources for the downtown area.

2. Desirable Objectives

- a. Recognize the existing multiple-family resources on Klute Street.
- b. Allow for the reconstruction of these resources at the same density (varies from 30 to 40 units per acre).
- c. Assure that any new construction is compatible with the surrounding neighborhood.

3. Permitted Uses

- a. Single or multiple family dwellings.
- b. Second or "granny" units.
- c. Accessory and additional uses as specified in Chapter 20-03, Article 1.5.

4. Parking Requirements

As specified by Chapter 20-04.

5. Standards for Development

As specified in Chapter 20-03, Article 1.5.

C. HISTORIC ST. ROSE SCHOOL/MULTIPLE FAMILY RESIDENTIAL

1. Description

This zoning category applies to the bulk of the St. Rose School property, except for the buildings fronting on B Street. The property includes the imposing and historically significant St. Rose School, a landmark and focal point for the St. Rose Neighborhood.

2. Desirable Objectives

- a. Retain and preserve the St. Rose School.
- b. Reuse the site for parish or diocese uses or for needed downtown housing.
- c. Assure that any new construction is compatible with the historic character of the school and the neighborhood.

3. Permitted Uses

- a. Parish or diocese uses.
- b. Single or multiple family dwellings.
- c. Accessory and additional uses as specified in Chapter 20-03, Article 1.5.

4. Parking Requirements

- a. Two spaces per single family unit, one of which must be covered.
- b. One additional space for a second or "granny" unit.
- c. For multiple-family units, one space for one bedroom units and two spaces for two or more bedroom units.
- d. For senior projects, one space per unit.
- e. Tandem parking may be counted for residential uses.
- f. Compact spaces may be permitted for residential uses.
- g. Modifications in parking lot standards may be allowed in order to preserve historic buildings or mature landscaping, subject to design review approval.
- h. Other standards as specified by Chapter 20-04.

5. Standards for Development

- a. Maximum Density
30 units per acre for conventional housing; no limit for senior housing.
- b. Minimum Lot Size
4,000 square feet

- c. Minimum Lot Width
40 feet
- d. Minimum Yard Setback Requirements
 - (1) Front yard 15 feet
 - (2) Rear yard 10 feet
 - (3) Side yard 5 feet
- e. Maximum Lot Coverage
65 percent

D. DOWNTOWN HISTORIC RESIDENTIAL/MIXED USES

1. Description

Along the busy downtown streets are found a rare collection of 19th and early 20th century detached wood frame houses. In scale they vary from small cottages to large two and one-half story houses and express early Santa Rosa life styles from the town's first doctor through a number of craftsmen to a farmer and a gardener. Because of their location, they are suitable for some modest intensification of land use.

2. Desirable Objectives

- a. Retain and preserve the existing historic resources.
- b. Provide additional downtown housing while preserving the existing single-family character of the neighborhood.
- c. Encourage the adaptive reuse of historic buildings. Note: adaptive reuse is the preservation concept of modifying historic buildings so as to suit new conditions or markets.
- d. Assure that alterations and new construction are compatible with the existing historic character of the neighborhood.

3. Permitted Uses

- a. Single or multiple family dwellings.
- b. Second or "granny" units.
- c. Mixed Uses (residential combined with office or retail commercial in the same building).
- d. Accessory and additional uses as specified in Chapter 20-03, Article 1.5.

4. Parking Requirements

- a. Two spaces per single family unit, one of which must be covered.
- b. One additional space for a second or "granny" unit.
- c. For multiple-family units, one space for one bedroom units and two spaces for two or more bedroom units.
- d. For senior projects, one space per unit.

- e. For mixed use projects, forgive 50 percent of the residential parking requirement. Example: For a mixed office and apartment project where the office portion requires two spaces and the residential portion requires two spaces (four spaces total), the latter would require one space (three spaces total).
- f. Tandem parking may be counted for residential uses.
- g. Compact spaces may be permitted for residential uses.
- h. Modifications in parking lot standards may be allowed in order to preserve historic buildings or mature landscaping, subject to design review approval.
- i. Other standards as specified by Chapter 20-04.

5. Standards for Development

- a. Maximum Density
30 units per acre
- b. Minimum Lot Size
4,000 square feet
- c. Minimum Lot Width
40 feet
- d. Minimum Yard Setback Requirements
 - (1) Front yard 15 feet
 - (2) Rear yard 10 feet
 - (3) Side yard 5 feet

Minor reductions in the above requirements to reflect existing conditions may be approved by Conditional Use permit.

- e. Maximum Lot Coverage
75 percent

E. DOWNTOWN HISTORIC RETAIL COMMERCIAL

1. Description

The downtown historic commercial category consists of properties within the existing downtown parking district. Included within the category are five significant historic buildings, a number of buildings which contribute to the St. Rose historic district, and several non contributing buildings which detract visually from the historic character of the district.

2. Desirable Objectives

- a. Retain and preserve the existing historic resources .
- b. Provide opportunities for additional downtown housing,

- including a homeless shelter.
- c. Expand museum and entertainment uses in the blocks surrounding the Sonoma County Museum in order to foster people-oriented evening and weekend activities to create a defined "neighborhood" of activity.
- d. Encourage the adaptive reuse of historic buildings. Note: adaptive reuse is the preservation concept of modifying historic buildings so as to suit new conditions or markets.
- e. Assure that alterations to historic buildings retain the original historic characteristics.
- f. New construction or reconstruction of non contributing buildings need not mimic buildings from the historic period; rather, new construction should only attempt to be compatible with the existing neighborhood character.

3. Permitted Uses

- a. Single or multiple family dwellings.
- b. Second or "granny" uses.
- c. A homeless shelter.
- d. Mixed uses (residential combined with office or retail commercial in the same building).
- e. Cultural/entertainment uses, e.g., fine arts museum, wine museum, live theater, bookstores, non profit organizations, galleries.
- f. Downtown commercial uses, i.e., office and retail.
- g. Accessory and additional uses as specified in Chapter 20-03, Article 4.3.

4. Parking Requirements

In accordance with the provisions of the Downtown Parking District.

5. Standards for Development

- a. Maximum Density
No limit
- b. Minimum Lot Size
None
- c. Minimum Yard Setback Requirements
Setbacks to be determined by design review.
- d. Maximum Lot Coverage
Lot coverage to be determined by design review.

F. CULTURAL/ENTERTAINMENT

1. Description

This sub category recognizes conceptually the objective to expand museum and entertainment uses in the blocks surrounding the Sonoma County Museum.

2. Desirable Objectives

The primary goal is to encourage the restoration and adaptive reuse of historic structures to provide people-oriented, evening and weekend activities to create a defined "neighborhood" of activity.

3. Permitted Uses

Examples of appropriate uses include a fine arts museum, a wine museum, live theater, bookstores, non-profit organizations, galleries, etc.

G. NEIGHBORHOOD MINI PARK

1. Description

A neighborhood mini park is needed in the St. Rose Neighborhood to provide for the recreational and open space needs of the existing and future neighborhood population. This need has increased since the St. Rose School has closed and no longer provides an active play area for the neighborhood.

2. Desirable Objectives

The primary goal is to provide a common open space area for this intensely developed downtown neighborhood. No specific site has been selected for the mini park. However, one possible location is the future vacated street section in front of St. Rose School, resulting from the closure of Ninth Street east of Morgan Street (see Section VI, below, for a detailed discussion of circulation proposals). A park site at this location would be within convenient walking distance from downtown as well as provide an impressive foreground for the landmark school building.

V. PARKING

Most of the St. Rose Neighborhood developed long before City parking standards were adopted. Tandem parking, narrow driveways, and small apartments yielding only one car may not reflect suburban Santa Rosa, but the existing parking situation appears to work for most St. Rose residents. Parking standards reflecting this unique situation are recognized and

encouraged in the development standards for each land use category.

For example, parking reductions for mixed use projects may be permitted. The basis of this reduction is a General Plan policy which encourages the double counting of parking spaces for mixed uses with complementary hours. As an example, some of the parking spaces used by office visitors during the day may be available for apartment visitors during evenings and weekends.

With respect to normal parking lot standards, some flexibility may be appropriate in order to encourage the adaptive reuse of historic properties on narrow downtown lots. For example, modifications in parking lot landscape setbacks and aisle widths may be necessary to allow access to parking areas while preserving historic structures and mature landscaping.

VI. CIRCULATION

Through traffic bisecting the neighborhood is a major problem identified by property owners and residents of the St. Rose Neighborhood. The current Ninth Street through traffic utilizes A Street to Seventh Street. A Street is local in design and usage, and was never intended to handle through traffic.

The Development Plan proposes the rerouting of traffic and the closure of Ninth Street between Morgan and A. This will eliminate the infiltration of through traffic on A Street. In order to accomplish this closure, several actions will need to be accomplished.

1. A cul-de-sac would need to be placed at the present intersection of Ninth Street/A Street in order to allow vehicles to turn around. The remaining street section no longer needed should be retained by the City and developed as a neighborhood mini park.
2. The intersection of Seventh Street/Morgan Street would need a curve radius widening and would probably require the purchase and removal of the house in the northeast corner of this intersection. Or, as an alternative, the house may be moved to the rear of the property. The widening would need to occur because the east/west through movement has to be accommodated for this section of the City. Seventh Street/Ninth Street presently accommodates this need for the northwest section of the core area. This intersection most likely will need to have a traffic signal installed to accommodate the through traffic movement.
3. The intersection of Ninth Street/Morgan Street would need some improvements to the radius of the southwest corner of the intersection. The change would facilitate the east/west through movement of traffic. This radius curve change would have to be studied thoroughly to see if it can be constructed, due to the proximity of the bridge structures for US 101. This intersection

most likely will need to have a traffic signal installed to accommodate the traffic.

4. The intersection of Seventh Street/A Street will need to be reviewed for proper geometric design to encourage east/west traffic on Seventh Street.

VII. PROCEDURES

A. **CONDITIONAL USE PERMITS**

Permitted uses and uses permitted by Conditional Use Permit shall be as specified in Chapter 20-03 for the above categories. Conversion of an existing residence to a mixed use project shall require a Conditional Use Permit for the conversion itself and the initial adaptive reuse. Subsequent uses of similar intensity shall not require Conditional Use Permit approval.

B. **HISTORIC DISTRICT REVIEW/DESIGN REVIEW**

1. Historic District Review

Applications to change the exterior appearance of any existing building within the St. Rose Preservation District shall be reviewed by the Cultural Heritage Board.

2. Design Review

Applications to construct new buildings or major new additions shall be reviewed by the Design Review Board.

3. Guidelines for Review

Guidelines for review are found in the Design Review Guidelines, which may include in the Special Districts/Historic Districts section Design Guidelines for the St. Rose Preservation District.

C. **NON CONFORMING USES**

Permits for the restoration, rehabilitation, or reconstruction of or minor additions to non conforming uses shall be allowed, consistent with the objectives of this policy statement.

D. **INTERPRETATIONS**

Interpretations of this policy statement and development plan may be accomplished by staff or the Planning Commission.

A:\JEMCHB\SR-ZON-7.POL

Toomians, Kristinae

From: Erin Morris <erin.morris1@gmail.com>
Sent: Wednesday, February 06, 2019 9:39 PM
To: Toomians, Kristinae
Subject: Caritas Project NOP

Hi Kristinae,

I was reviewing the NOP for the project and noted a minor inaccuracy regarding proximity to schools. There are two additional schools within 1/2 mile of the project site, and one within 1/4 mile of the project site. I suggest that you have the consultant team resolve this inaccuracy, especially since they reference one of the overlooked schools (Kid Street) later on in the document. Santa Rosa Charter School for the Arts, Burbank School, and Kid Street are all within 1/2 mile in addition to Santa Rosa Middle School which is the only school noted in the NOP. Kid Street is within 0.1 miles of the site.

I also feel that the statements made in the preliminary land use are conclusive and yet unsupported by evidence. This is such an important project that I feel it would be unfortunate if the City didn't fully examine the potential impact of the project on the adjacent historic neighborhood and give some thought about how the project could be found to fit in with and not divide the neighborhood from itself or divide it from other parts of downtown. It seems it would be easy to dismiss the land use section of CEQA if this facility were being developed on an isolated site-- it's a different situation when proposed as a large infill project.

Regarding air quality and noise, while I'm aware that CEQA does not require the City to study the impacts of the environment on the project, I think a CEQA review for a project that involves a General Plan amendment should quantify the toxic air contaminants that future residents will be exposed to from the freeway and other sources and to identify measures to reduce exposures. This analysis can help the project team be thoughtful about inclusion of open spaces in the best locations. Same general idea regarding noise and the opportunity to utilize noise studies to ensure the design provides high quality, healthy, safe living environments for future residents.

Thank you for the opportunity to comment on the NOP. I hope the project is successful!

Sincerely,

Erin Morris

Toomians, Kristinae

From: Greg Dabel <gregdabel@hotmail.com>
Sent: Monday, January 28, 2019 9:53 AM
To: Toomians, Kristinae
Subject: Caritas Village

Not enough parking!

Minimum requirement for the neighborhood is 1 parking place per unit. The proposed Caritas Village will have 128 housing units but the parking lot appears to have only 40-50 spots.

Parking in the neighborhood is already maxed. My renters, a block away, already have difficulty finding on-street parking spots.

The Caritas Village should be required to have sufficient parking for the 128 units and for the proposed day care and office employees.

Greg Dabel
Owner, 429 Eighth Street



Virus-free. www.avg.com

Toomians, Kristinae

From: hbr95404@aol.com
Sent: Sunday, February 10, 2019 2:51 PM
To: Toomians, Kristinae
Subject: Caritas Village proposals
Attachments: Caritas.dr.docx

Hi Kristinae,

I was not able to make the meeting the other evening, but please see attached letter.

I would urge the City to take into consideration the unintended consequences that would result from violating the existing Preservation District ordinances and protections.

Thank you for your consideration.

Dee Richardson
Historic Railroad Square business and property owner
707-528-6322

DEE RICHARDSON
700 McDonald Avenue
Santa Rosa, Ca. 95404

February 5, 2019

I am a property owner in 2 Preservation Districts (McDonald and Railroad Square, listed also on the National Register of Historic Places). I am very disturbed by the plans for Caritas Village and the intent to demolish 7 historic properties located in the St. Rose Preservation District. I am especially concerned about the ramifications and precedent such an action would set. Documentation from the City of Santa Rosa Preservation site attests to the value the City has presumably placed on historic preservation.

I urge you to maintain the integrity of this district and not allow the removal of the 7 historic properties. City plans and ordinances and the General Plan provide for accommodating new development within historic districts without compromising the defining characteristics of the neighborhood or removing properties. There are many examples in other communities where Preservation Districts have remained intact and have accommodated new development.

Developers should not be permitted to make their own rules over the prevailing protections afforded to a neighborhood through the General Plan and Preservation District designations. As property owners, we made a conscious choice to live and work in City designated protected districts and to follow the guidelines. This approach by the developers to dismiss the protections afforded to the neighborhood by the City is most unsettling. I realize that this is a very much needed facility, but I would encourage the City to research other locations that would not threaten historic districts or to require the developers to make necessary accommodations. This should not be taken lightly.

I am also very concerned about the parking provisions and how the project plans to accommodate employee parking, new clients, vans, campers and other vehicles wanting to park near the new facility. The parking impacts on the surrounding residential neighborhood and the adjacent business district need to be addressed and studied carefully.

Thank you.

Dee Richardson 707-528-6322

hbr95404@aol.com

Please read the supporting documentation from the City of Santa Rosa:

Preservation Ordinance

“Recognizing the value of Santa Rosa's historic resources, the City Council adopted a Preservation Ordinance in 1988 and created the City's Cultural Heritage Board. Santa Rosa's on-going support of preservation planning is also expressed in the City's General Plan which includes a separate Preservation Element. ”

Neighborhood Protection

“Historic designation reduces the threat of demolition from highway construction, urban renewal, and other federally funded projects. In addition, designation generally controls the size, quality, and scale of new construction in the district and also prohibits or severely restricts demolition, thus protecting the character and quality of the area.”

Official Recognition

“Finally, historic designation means that your property or neighborhood is recognized by the City as a key component of the community's architectural heritage.....There are currently eight designated Preservation Districts in Santa Rosa”, including St. Rose Preservation District, one of the first to be recognized.

(1)

Objectives of the St. Rose Historic District: Ord. No 2861:

- Preserve and enhance the historic resources of the St. Rose Neighborhood.
- Retain and preserve the existing historic single-family neighborhood.
- Provide additional downtown housing while preserving the existing single-family character of the neighborhood.
- Encourage the adaptive reuse of historic buildings.
- Assure that alterations and new construction are compatible with the existing character of the neighborhood.

3. General Plan

- **HP-B** Preserve Santa Rosa's historic structures and neighborhoods.
- **HP-B-1** Ensure that alterations to historic buildings and their surrounding settings are compatible with the character of the structure and the neighborhood. Ensure that projects follow the Secretary of Interior's Standards:
 - The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.
 - Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.
 - As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings.

CIPORA PROPERTIES, LLC

P.O. Box 307

Sebastopol, Ca 95473

Ph. 707-824-0821 / Fax 707-861-9313

www.CiporaProperties.com

November 8, 2018

Kristinae Toomians, Senior Planner
Planning & Economic Development Department
100 Santa Rosa, Room #3
Santa Rosa, CA 95404

Re: Caritas Village

Dear Kristinae,

As owner of two properties (511 and 512 A Street) in the immediate vicinity of the Caritas Village project, I object to the lack of parking spaces provided in the project. They are asking for a special entitlement request to only have .3 spaces per unit for residential uses. This is going to cause a severe parking shortage in the neighborhood which already has limited street parking. Many of the tenants in the existing housing units in the neighborhood must rely on street parking. Construction of a huge housing complex without adequate off street parking as proposed will make it impossible for the existing neighbors to be able to park their cars.

I have always been supportive of low-income housing. I own several low-income housing units, but I have always taken worn-out properties and made improvements to them to add value to the community. This project will cause mass inconvenience to the local residents due to its lack of parking. I urge you to increase the number of parking spaces so everyone in the Caritas Village and the surrounding neighborhoods can exist peacefully together.

Additionally, our tenants have had several incidents in the past with strangers sleeping on their porches. There is a presumption that these strangers are attracted to the neighborhood because of all of the support services being offered. I support Catholic Charities and all of the good they have done, can we get more clarification on the program they will use to help the surrounding community be a safe and attractive place for people to reside in.

I would also like assurances that the proposed use and redevelopment of the adjoining 2 parcels on "A" Street will not cause any inconvenience to our existing tenants.

Sincerely,



Dennis Judd
Owner of D. Judd Apartments, LLC
(707) 293-6508 cell
dennisjudd@comcast.net

Toomians, Kristinae

From: hbr95404@aol.com
Sent: Friday, October 26, 2018 6:27 AM
To: Toomians, Kristinae
Subject: Re: Caritas Village # PRJ18-052

Thank you. I am happy to learn that plans can now be viewed on-line rather than only at City Hall.

Progress!

Dee

-----Original Message-----

From: Toomians, Kristinae <KToomians@srcity.org>
To: hbr95404 <hbr95404@aol.com>
Sent: Thu, Oct 25, 2018 10:28 pm
Subject: Re: Caritas Village # PRJ18-052

Hi Dee,

Thank you for your comments. I will include them in the record.

Anyone from the public is welcome to come into the Planning Department to view the plans and application materials. I'm working on updating the City's website to include links to the plans and other materials: <https://srcity.org/2910/Caritas-Village>

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: hbr95404@aol.com <hbr95404@aol.com>
Sent: Thursday, October 25, 2018 8:47:12 AM
To: Toomians, Kristinae; De Shazo, Stacey
Subject: Caritas Village # PRJ18-052

Please see the attached letter. I am not in favor of demolishing historic homes in a City-recognized Preservation District. It sets a very worrisome precedent and potentially threatens the architectural heritage throughout the valued historic neighborhoods in the core area. Please encourage the developers to creatively incorporate the existing housing into their project.

Thank you very much.

Dee Richardson
707-528-6322

TO: City Planner [Kristinae Toomians](mailto:KToomians@srcity.org): KToomians@srcity.org
CC: [Stacey De Shazo](mailto:sdeshazo@srcity.org), Chair of the Cultural Heritage Board: sdeshazo@srcity.org

October 24, 2018

I live in a Preservation District and my business is located in another Preservation District. I am greatly disturbed by the plans for Caritas Village and their intention to demolish 7 historic properties located in the St. Rose Preservation District, and I am especially concerned about the ramifications of such a precedent. What is the point of the General Plan guidelines and the protection of a Preservation District if they can easily be over-thrown?

Documentation from the City of Santa Rosa Preservation site attests to the value the City has placed on historic preservation.

I urge you to maintain the integrity of this district and not allow the removal of the 7 historic properties. City plans and ordinances and the General Plan provide for accommodating new development within historic districts without compromising the defining characteristics of the neighborhood or removing properties.

Developers should not be permitted to make their own rules over the prevailing protections afforded to a neighborhood through the General Plan and Preservation District guidelines.

Thank you very much.



Dee Richardson

Please read the supporting documentation:

Preservation Ordinance

“Recognizing the value of Santa Rosa's historic resources, the City Council adopted a Preservation Ordinance in 1988 and created the City's Cultural Heritage Board. Santa Rosa's on-going support of preservation planning is also expressed in the City's General Plan which includes a separate Preservation Element. “

Neighborhood Protection

“Historic designation reduces the threat of demolition from highway construction, urban renewal, and other federally funded projects. In addition, designation generally controls the size, quality, and scale of new construction in the district and also prohibits or severely restricts demolition, thus protecting the character and quality of the area.”

Official Recognition

“Finally, historic designation means that your property or neighborhood is recognized by the City as a key component of the community's architectural heritage.....There are currently eight designated Preservation Districts in Santa Rosa” , including St. Rose Preservation District, one of the first to be recognized.

Objectives of the St. Rose Historic District: Ord. No 2861:

- Preserve and enhance the historic resources of the St. Rose Neighborhood.
- Retain and preserve the existing historic single-family neighborhood.
- Provide additional downtown housing while preserving the existing single-family character of the neighborhood.
- Encourage the adaptive reuse of historic buildings.
- Assure that alterations and new construction are compatible with the existing character of the neighborhood.

3. General Plan

- **HP-B** Preserve Santa Rosa's historic structures and neighborhoods.
- **HP-B-1** Ensure that alterations to historic buildings and their surrounding settings are compatible with the character of the structure and the neighborhood. Ensure that projects follow the Secretary of Interior's Standards:
 - The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.
 - Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.
 - As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings.

Thank you.

####

Toomians, Kristinae

From: K Phillips <ktp2@yahoo.com>
Sent: Friday, December 14, 2018 11:06 AM
To: Toomians, Kristinae
Subject: Re: Caritas Village

Thank you!

On Thursday, 13 December 2018, 4:18:43 pm GMT-8, Toomians, Kristinae <KToomians@srcity.org> wrote:

Thank you Ms. Phillips,

I will include your letter as part of the file record.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: K Phillips [mailto:ktp2@yahoo.com]
Sent: Thursday, December 13, 2018 4:03 PM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: Caritas Village

Dear Ms. Toomians,

Attached you will find my input on the Caritas Village proposed project. I apologize for my tardiness, and hope you are still accepting input. I live around the corner on 8th Street, so my input is at least from a very local perspective. Thank you for your time and consideration.

Sincerely,

Catherine Phillips

Planning & Economic Development Dept.
2018
100 Santa Rosa, Room #3
Santa Rosa, CA 95404

December 10,

Re; Caritas Village, File # PRJ18-052
Dear Ms. Toomians,

I live on 8th Street, around the corner from the proposed Caritas Village and have grave concerns about the project. Catholic Charities is to be commended for all they do in our community; indeed, I have been a volunteer with CC off and on for 5 years. I understand the need for a new building, the old Rose Hospital is solely inadequate and in need of renovation or replacement. I support the initial building of the single Caritas Center as described in the November 1, 2018 Revised Notice of Application. I am opposed to what is listed as Homes phase I and Homes phase II for the following reasons.

The area, my neighborhood, cannot support an additional 139 total units. Parking is already at a premium and the current plan of 0.3 parking spots per unit is far too few. The streets can barely support the current number of vehicles. Try to find a parking place on the street in summer and you will understand. This has only been exasperated by the lengthened parking meter hours downtown.

I am opposed to concentrating low rent units in a single spot. These concentrations are called "projects" and they create instant ghettos with all the associated gang and drug issues. They are a really bad idea and have failed miserably in nearly every town where placed. It is bad for the residents, bad for our neighborhood, and bad for our city! Spread out the housing into smaller units scattered around the city, it is better for all.

I am opposed to the removal of the Community Garden at 7th and A streets. This little bit of green is the last bit of habitat left before the urban core and cement jungle. Removal of this green patch will likely affect all the species in the area including opossums, raccoons, grey squirrels, and several bird species. For example, I have seen a Pileated Woodpecker, a species of concern, use the area during winter migration. Additionally, the Community Garden is good for the community. Gardening and growing food is known to fight depression and boredom, and increase self-esteem; symptoms associated with homelessness. And finally, the scoping process for adding the "Future buildings" is not being carried out in a legal manner. There is no written description of the Future buildings, though they are on the map. Proposal for them is vague and inadequate. Adding some blanket permit for "Future buildings" looks like

this plan is trying to slip them through the planning process without doing due diligence on them.

Thank you for your time,
Catherine Phillips
408 8th St. Santa Rosa, CA 95401

Toomians, Kristinae

From: Denise Hill <faire@sonic.net>
Sent: Monday, September 03, 2018 2:04 PM
To: Toomians, Kristinae
Subject: Caritas Village 6.27.18 Application
Attachments: Cover of 6.27.18 application - Caritas Village.pdf

Hi, Kristinae,

I understand that Catholic Charities and Burbank Housing submitted an application on 6/27/18 for their Caritas Village project, but have yet to see a notice regarding it. Please advise...

Best,

Denise Hill

CARITAS VILLAGE PROJECT

Date: June 27, 2018

Applicants: Catholic Charities of the Diocese of Santa Rosa, 501(c)(3)
Burbank Housing Development Corporation, 501(c)(3)

Addresses: 437, 465, 501 & 507 A Street
506, 512, 516, 520, 598, 600, 608 & 612 Morgan Street

APNs:

010-031-002
010-031-003
010-041-001
010-041-004
010-041-005
010-041-008 (City owned)
010-041-010 (City owned)
010-041-013
010-041-014
010-041-015
010-041-016
010-041-017
010-041-018
010-041-019 (City owned)
010-041-020

About the Applicants¹

Catholic Charities of the Diocese of Santa Rosa (Catholic Charities) and Burbank Housing Development Corporation (Burbank Housing) have partnered on this project, drawing upon their respective expertise as the foremost housing and homeless service providers in Sonoma County, to bring forward a project that addresses the urgent housing needs of our community. Their respective expertise includes:

¹ This section provides general background information about both applicants' services at multiple locations. Any use or service that will be provided as part of the project or on the project site is discussed later in the project description. Both applicants maintain corporate/administrative functions at other locations that will remain at their existing locations.

Toomians, Kristinae

From: Denise Hill <faire@sonic.net>
Sent: Thursday, October 04, 2018 7:40 PM
To: Toomians, Kristinae
Subject: RE: Caritas Village 6.27.18 Application and RFP

Hi, Kristinae,

I understand from a meeting we had with Catholic Charities last night that their application was turned in a few weeks ago, yet we haven't seen a notice. Also, don't see any updated info on the city's Caritas Village webpage. Can you provide an ETA on both items.

Best,

Denise Hill

From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Monday, September 03, 2018 8:30 PM
To: Denise Hill <faire@sonic.net>
Subject: Re: Caritas Village 6.27.18 Application and RFP

Hi Denise,

The City is soliciting the RFP in order to contract with an environmental consultant who will study the project and prepare an environmental document. The City is the lead agency.

Kristinae Toomians

Get Outlook for Android

From: Denise Hill
Sent: Monday, September 3, 7:12 PM
Subject: RE: Caritas Village 6.27.18 Application and RFP
To: Toomians, Kristinae

So are you saying the city is involved in soliciting the Request for Proposal are they were just confirming that CC and Burbank Housing have done one?

Best,
Denise Hill

From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Monday, September 03, 2018 2:20 PM
To: Denise Hill <faire@sonic.net>
Subject: Re: Caritas Village 6.27.18 Application

Hi Denise,

They have not submitted any applications yet. The City initiated an early RFP for environmental review. We anticipate formal submission of their applications in a couple of weeks.

Kristinae Toomians
Get Outlook for Android

From: Denise Hill <faire@sonic.net>
Sent: Monday, September 3, 2018 2:03:36 PM
To: Toomians, Kristinae
Subject: Caritas Village 6.27.18 Application

Hi, Kristinae,

I understand that Catholic Charities and Burbank Housing submitted an application on 6/27/18 for their Caritas Village project, but have yet to see a notice regarding it. Please advise...

Best,
Denise Hill

Toomians, Kristinae

From: Crocker, Ashle
Sent: Monday, October 08, 2018 8:42 AM
To: Rose, William; Toomians, Kristinae
Subject: FW: Destruction of all structures proposed on block in St. Rose Historic District!
Attachments: image001.jpg; image002.png; image003.jpg; image001.jpg; image003.jpg; image002.png

FYI...

On Sun, Oct 7, 2018 at 1:45 PM Denise Hill <faire@sonic.net> wrote:

It's official. An application has been filed for a project call Caritas Village that is requesting the city allow the **developers to tear down 7 historic structures in the St. Rose Historic District**. Considering this is a designated historic/preservation district, the city should be telling the applicant "no way!". But they aren't which in essence makes all historic district designations in Santa Rosa not worth the paper they are written on.

I hope I can count on support from each if to when it comes before the city boards and commissions. Here are the homes/block affected. Note that the applicant is stating 2 homes MIGHT be moved. If that doesn't pencil out, they will be demolished with the rest of them.

1. 608 Morgan Street – **Casa Del Sol Apartments** – Built 1920-1924
 2. 600 Morgan Street – **Anthony Toscani** – California Bungalow - Built 1930
 3. 520 Morgan Street – Queen Anne Cottage – Built 1890
 4. 516 Morgan Street - Bungalow – Built 1920
 5. 512 Morgan Street - **Francis Toscani** - Craftsman Bungalow – Built 1915-1923
 6. 506 Morgan Street – Provincial – Built 1915-1925
 7. 437 A Street - **General Hospital** – Built 1917
-

Best,

Denise Hill





NB SR DOWNTOWN ONRAMP

6TH ST

7TH ST

8TH ST

A ST

B ST

ROSS

5TH ST

- 1
- 2
- 3
- 4
- 5
- 6

1.



2.



3.



4.



5.



6.



#7. General Hospital



Toomians, Kristinae

From: Brian Foster <brianfoster1341@yahoo.com>
Sent: Sunday, October 21, 2018 12:03 PM
To: Toomians, Kristinae
Subject: caritas village

Hello Kristinae, Got the notice of application for file number prj-18-052. I have a property at 519 Ast. and according to the map you sent it looks like it's in the shaded area unless I'm mistaken or is that the garden area?

I'm concerned about the size of this project and the traffic congestion it will create. Is there going to be a parking facility within the boudaries of this project for every unit? The street parking is already congested. I would like to see this paired down to 2 stories and located on the land where the existing buildings are now with parking for the units within the parameters of the units.

Thanks, Brian Foster

Toomians, Kristinae

From: Greg Dabel <gregdabel@hotmail.com>
Sent: Monday, October 22, 2018 11:38 AM
To: Toomians, Kristinae
Subject: CARITAS VILLAGE - FILE NUMBER: PRJ18-052

Kristinae Toomians -

Parking!!!!

The proposed project CARITAS VILLAGE - FILE NUMBER: PRJ18-0520, appears to have at least 192 separate living/residential units. Will the project be required to have at least 192 parking spaces (as required by St. Rose District parking code)? What about parking for staff and visitors?

My building is one-block away from the project. Street parking is already impossible. If the CARITAS VILLAGE does not provide adequate parking, it will severely affect our neighborhood.

Greg Dabel
429 Eighth Street, Santa Rosa



Virus-free. www.avg.com

Toomians, Kristinae

From: hfinkel456@aol.com
Sent: Tuesday, October 23, 2018 9:28 AM
To: Toomians, Kristinae
Subject: PARKING for PRJ18-052

Dear Ms. Toomians;

I live at the corner of 9th and A street in Santa Rosa. The parking situation now is horrendous. Most of the time I find it difficult to park close to my house during the day time, and it is impossible during an event happening down town or at St. Rose Church. In regard to the CARITAS VILLAGE development, I have 2 questions:

- 1) Will there be ample parking for residents, commercial business and customers after the planned development is completed. I don't see any parking on the "Notice of Application", or on the website <https://scity.org/2910/Caritas-Village>.
- 2) While construction is on-going, how will it affect traffic flow and parking?

Respectfully,

Herb Finkelstein
hfinkel456@aol.com

Toomians, Kristinae

From: Dale Godfrey <dalegodfrey47@gmail.com>
Sent: Tuesday, October 23, 2018 8:58 PM
To: Toomians, Kristinae
Subject: Fwd: Proposal to Demolish Historic Homes / Caritas Center
Attachments: Homeless_10-2-18_72DPI 100.jpg

Greetings... attached is my reply to a question the Mayor had in response to my original email. My apology for not including you in my response.

Dale Godfrey

----- Forwarded message -----

From: Dale Godfrey <dalegodfrey47@gmail.com>
Date: Mon, Oct 22, 2018 at 10:40 PM
Subject: Re: Proposal to Demolish Historic Homes / Caritas Center
To: Coursey, Chris <ccoursey@srcity.org>

Hi Chris....

Thanks for the quick response!

Per your question regarding an appropriate size project for this block...here's a couple of ideas and thoughts:

If Catholic Charities (CC) - **and Burbank Housing who is also a partner is this project** - do not want to meet or conform to the historic district's established guidelines, they can sell this property build elsewhere in either downtown or at some other Santa Rosa location.

It is my understanding that the historic district was created to protect historic structures and encourage their re-use. Additionally the historic district does allow infill that doesn't dominate the area as outlined in the city's own document "The Objectives of the St. Rose Historic District / Ord # 2861"....to and including preserving the existing historic single family neighborhood and also providing additional downtown housing while preserving the existing single family character of the neighborhood. If this project is allowed to pass and be built, who's to say that this won't happen to other historic neighborhoods? Is the city setting a new precedent for any and all neighborhoods in Santa Rosa?

Another question regarding this particular location comes to mind: Can CC reduce the size and footprint of this project, ***meet the historic district's guidelines***, and build additional campus locations elsewhere to provide their much needed services?

For the record, I am not against the purpose of the Caritas Project - just size of this project at the proposed location.

Your point about needing permanent supportive housing for the homeless in Santa Rosa - ***and in the county overall*** - is spot on. Nancy and I took our two younger grandsons to Barnes and Noble the other day to shop. We had to step over homeless folks passed out on the sidewalk. Many corners of downtown are daily hangouts for the homeless. (see attached image from 10-2)

Closer to home, we now have homeless folks camping in their vans/rvs/cars in the Bennett Valley Safeway parking lot as well as in the back, dark corners of the shopping center. Ditto in Doyle Park. Ditto on Petaluma Hill Road side streets. Again, the list of new "camp" areas could go on and on. So without doubt, the need to meet the housing needs for the homeless is higher than ever.

That being said about homeless, why isn't the City of Santa Rosa looking into setting up sanctioned homeless camps as was done in Portland, Tacoma, and Seattle. Sometime ago there was a video presentation & community meeting on this concept and how it was working at these three PNW locations at the Jewish synagogue on Bennett Valley Road. Jennilynn Holmes and CC was front and center in supporting this concept. As with similar programs, there are rules and regulations that homeless folks had to follow in order to stay in the camp. IMHO, this is the "real" problem. As reported earlier this year, many of the 2835 (est) homeless in Sonoma County do not want to conform to any rules and regs - all of which only makes

the community's task of dealing with this issue even more challenging. The abandoned baseball field at the corner of Aston and Brookwood could easily be converted to a camp as well as some of the unused portions of the Sonoma County Events Center. What happened to Shirlee Zane's idea of tiny houses on Mendocino Ave and Administrative Drive? This could be another area for a controlled homeless camp. I think we can all agree that there is no quick and easy answer to solving the homeless issue.

Bottom line, I feel strongly that the proposed Caritas Project is wrong for the proposed location.

Thanks again for quick response and for listening.

Dale

On Mon, Oct 22, 2018 at 10:41 AM Coursey, Chris <ccoursey@srcity.org> wrote:

Hi Dale,

I understand your concerns about a historic district, but Catholic Charities owns this property and it doesn't own anything of similar size in Roseland. The property historically has been an institutional use to care for the community (a hospital and now a shelter).

We have a serious need for permanent supportive housing for homeless individuals in Santa Rosa. Can I ask what you would see as an appropriately sized project on this block?

Thanks,

Chris Coursey | Mayor

100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

Phone: 707-543-3010 | Fax: 707-543-3030

From: Dale Godfrey <dalegodfrey47@gmail.com>

Sent: Monday, October 22, 2018 12:27 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: De Shazo, Stacey <sdeshazo@srcity.org>; Combs, Julie <jcombs@srcity.org>; Tibbetts, Jack <hjtibbetts@srcity.org>; Coursey, Chris <ccoursey@srcity.org>; Sawyer, John <jsawyer@srcity.org>; Schwedhelm, Tom <tschwedhelm@srcity.org>; Rogers, Chris <CRogers@srcity.org>; Olivares, Ernesto <EOlivares@srcity.org>; McGlynn, Sean <smcglynn@srcity.org>

Subject: Proposal to Demolish Historic Homes / Caritas Center

Greetings....

I am contacting you to share my deeps concerns and objection about the City of Santa Rosa's plans to demolish 7 historic homes in a historic preservation district to make room for the proposed new Catholic Charities facility (aka Caritas Center).

The Caritas Center is **way oversized** for this area and will only add increased congestion to an area that is already super congested. This project needs to find a more appropriate location - such as in the Roseland area. The concept is great but the proposed size and location of this project is wrong.

Additionally, demolishing 7 historic homes in the St Rose Historic District makes no sense!! This area was designated a historic district years ago. The residents of this unique neighborhood have worked hard and long to establish their neighborhood as a historic district. Demolishing 7 historic homes is a total slap in the face to these residents.

Allowing this misplaced and oversized project to be approved is huge a mistake at many levels. Additionally, it is a very poor reflection on the City of Santa Rosa, the planning department, and our elected officials & community leaders who support this project.

Stop the insanity and do not approve this project.

Dale Godfrey

2430 Neotomas Ave.

Santa Rosa 95405

707-479-6749

dalegodfrey47@gmail.com



Toomians, Kristinae

From: Carol V <carolvsr@sonic.net>
Sent: Wednesday, October 24, 2018 1:18 PM
To: Toomians, Kristinae
Cc: De Shazo, Stacey
Subject: CARITAS VILLAGE - FILE NUMBER: PRJ18-052

October 24, 2018

Dear Ms. Toomians,

It is with deep frustration that I am writing to you as the process that I thought protected historic places, seems to be constantly undermined by proposed development that is not in compliance with the current city codes.

Years ago, my Italian American grandparents would to hitch up the horses to the buckboard in order to travel once a year from the slopes of Mt. Jackson by Guerneville to the Bacigalupi general store for staples. The store is no longer there as when highway 101 was built many Italian properties were destroyed. If I am reading the proposed project correctly yet other buildings and houses from that era will be destroyed.

I believe most city leaders regret 101 dividing our city. Not only that but many historic structures seem to be slated for removal. You have the job I believe to protect the historic setting and context of property in the historic St. Rose neighborhood. We must preserve Santa Rosa's historic structures and neighborhoods. Once they are taken over by development they are gone forever. This project is shortsighted. There is building going on in the city in proper places where there are empty lots. We recently spent millions putting back Courthouse Square after we spent millions tearing it apart. The old courthouse was torn down, another historic loss.

When people ride the Smart Train from San Raphael to Santa Rosa where do some go? Many love our historic Railroad Square and go there to shop and have lunch. They don't come to shop at our Malls. Many people love the history and look of the square.

People bought homes in the St. Rose neighborhood because it was a protected historic spot. Santa Rosa has to respect the objectives of **Ord. No 2861 of the St. Rose Historic District.**

If this ordinance is not respected it will set a precedence.

Thank you for your time.
Sincerely, Carol Vellutini

Carol Vellutini
610 Willrush St.
Santa Rosa, Ca 95401
707-546-6308

Toomians, Kristinae

From: Don Silverek <silverek@sonic.net>
Sent: Wednesday, October 24, 2018 2:34 PM
To: Toomians, Kristinae
Subject: Letter Re PRJ18-052
Attachments: Caritas Village Project Input D Silverek - City.pdf

Kristinae,

Please review the attached pdf file regarding the Carita Village Project.

Thank you,

Don Silverek

Santa Rosa Planning & Economic Development Department
Kristinae Toomians – Senior Planner
100 Santa Rosa Avenue / Rm 3
Santa Rosa, CA 95404
707-543-4692
ktoomians@srcity.org

October 24, 2018

Re: CARITAS VILLAGE - FILE NUMBER: PRJ18-052

Kristinae,

I have lived in Santa Rosa since 1945, attended its schools, sold newspapers in old downtown, spent my summers reading books on the lawn adjacent to the old Carnegie Library, ran a photo studio at 509 Fourth Street and later patrolled the streets of Santa Rosa as a Police Sergeant. Consequently, I have been here while city councils and various factions endeavored to make this fair city a better place to live, grow up, work, and raise a family.

There have been those who referred to Santa Rosa the “chosen spot of all the earth.” While, that certainly may be up for debate, there is no uncertainty in that we do live in a very special place. That specialness comes from a feeling embedded deep within all of us when we think of home. Santa Rosa is home to many of us and it provides that warm sense of endearment each and every time, we walk or drive its streets, saunter through its parks and admire the many buildings and residential neighborhoods filled with memories of our past.

I am acutely aware that every city needs expansion, updating, restoration of services, as well as care and nurturing of its signature sites and buildings. This need can take a toll upon existing skylines and open areas as well as impact neighborhoods both negatively and positively. We lost 1500 homes in Coffee Park, 1800 structures in Fountaingrove and 750 in Larkfield alone in the fall of 2017 to a tragic wildfire not to mention the horrific loss of lives.

Now, we are looking at the “demolition” of homes as part of the Caritas Village Project in the designated St. Rosa Historic District. This is an area which I believe should be spared from needless destruction by development because it was protected by a City of Santa Ordinance # 2861 which was duly presented, reviewed, and summarized after in-depth public debate. The city decided to retain and retain and preserve the existing fabric of the family homes. The ordinance encourages us to reuse the buildings/homes in a historic designated district and to assure that when new construction occurs, it will be compatible with the existing character of that neighborhood.

The proposed demolition of the homes to build the Caritas Village project drives through the heart of the ordinance like an iron spike. Perhaps you remember when it was announced that

construction was under way at the historic brick cannery buildings on the west side of Railroad Square in Santa Rosa. This building was an historic structure which was not in any state of disrepair and was actually leased by a number of businesses. However, the idea of tearing it down to convert it into eighty live/work lofts, townhomes and upscale flats by bay area developer John Stewart overrode the input from the community to preserve and reuse. The building was demolished leaving a south and east brick wall as a memorial to a once revered historical piece of our city's history. Also, a victim is the historical 90 plus year old water tower which served as a visual landmark at the west end of 4th street for so many, many years.

I recall the early days of the project when Jocelyn Lundgren, economic development and redevelopment manager for the city, explained how the project would "trigger conversion of about 15 historic brick warehouses north of the cannery into mixed-use housing and shops." The project instead left us with a grim reminder of how failed the policy of "demolish first - preservation maybe later."

We as a community and those elected and paid to serve its citizens need to realize that the historical fabric of this town is limited and finite. I have lived here for almost 70 years and I have seen buildings and neighborhoods go down without a trace because there was no mechanism to govern the process. But we not only have the designation to preserve the St. Rose Neighborhood with city ordinance #2861, but also the support of the General Plan HP-B which ensures that alterations to historic buildings and their surrounding settings are compatible with the character of the proposed building project and the neighborhood.

If the city elects to demolish a part of the town's history (knowing that there were viable preservation alternatives such as reusing the on-site structures or relocating them to another part of the neighborhood) because it's "expedient", the act tears a bit of that sense of home from us all. That has a quantifiable negative financial impact on us all, as its this history which makes Santa Rosa such a desirable place to live. This same historical heritage is what supports property values, which in turn supports schools and recreation. It is what puts that smile on your face when you drive past a small favorite dining spot, or a beautiful painted landscaped old house and realize: "Wow, I'm home."



Don Silverek – Past President Sonoma County Historical Society
Co-Founder – West End Neighborhood Association
2244 Rowe Drive
Santa Rosa, CA 95402
707-292-5656
silverek@sonic.net

Toomians, Kristinae

From: Denise Hill <faire@sonic.net>
Sent: Wednesday, October 24, 2018 7:09 PM
To: Toomians, Kristinae
Cc: De Shazo, Stacey; Rogers, Chris
Subject: CARITAS VILLAGE - FILE NUMBER: PRJ18-052

My husband and I are writing in response to the filing of the Caritas Village application. While we support the **Caritas Center** part of this project, we **adamantly oppose the current plans for the Caritas Homes Phase 1 and 2.**

The St. Rose Historic District was the city's first designated residential historic district since our neighborhood was considered the most at risk of being destroyed piece by piece by developers due to its desirable downtown location. So in 1990 the city gave our neighborhood Historic Preservation designation. This type of designation is put in place for one purpose – to provide guidelines that PROTECT the historic structures from destruction or the building of incompatible projects in the designated area.

Caritas Homes Phase 1 and 2 in its current design conforms with none of the preservation guidelines in the city's own documents:

Objectives of the St. Rose Historic District: Ord. No 2861:

- Preserve and enhance the historic resources of the St. Rose Neighborhood.
- Retain and preserve the existing historic single-family neighborhood.
- Provide additional downtown housing while preserving the existing single-family character of the neighborhood.
- Encourage the adaptive reuse of historic buildings.
- Assure that alterations and new construction are compatible with the existing character of the neighborhood.

General Plan excerpts: Ensure that alterations to historic buildings and their surrounding settings are compatible with the character of the structure and the neighborhood.

Ensure that projects follow the Secretary of Interior's Standards:

- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.
- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.
- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings.

When this project came before the Cultural Heritage Board for a concept review last April, to a person every CHB member recommended the applicant consider adaptive reuse, compatible infill, or moving the project to another location. The applicant chose to ignore all of these options even though they were aware this property was in our historic district before they purchased it. It is disheartening to realize they have such little regard for our neighborhood. If this project is allowed to go through as is resulting in the destruction of up to seven historic structures, another piece of Santa Rosa's history will be gone forever. In addition, it will be setting a

precedent guaranteeing no historic district in Santa Rosa will be safe from developers. We urge the city to work with this developer to find rethink this project or find another piece of land to build on. Please don't make the destruction of an entire block in a designated historic district a sad memorial in honor of our city's 150th Anniversary.

Best,

Denise Hill

Joe Lilienthal

317 Tenth Street

Santa Rosa, CA 95401

St. Rose Historic District

www.strosedistrict.org



Toomians, Kristinae

From: Kelly Carrillo Fernandez <KellyCF@comcast.net>
Sent: Thursday, October 25, 2018 1:15 PM
To: Toomians, Kristinae
Cc: De Shazo, Stacey
Subject: Carnitas Village PRJ18-052

Ms. Toomians,

I am so disgusted with the City Planning Department that you are even contemplating destroying structures within a Santa Rosa Historical Preservation Neighborhood. Shame on you for even considering it. What does Historical Preservation District mean? Perhaps we need to remind the City about the Ordinance and the objective. I have seen the plans for this project and it is inappropriate for a historic preservation district.

Ord. No 2861 dated October 23, 1990

The St. Rose Historic District was recognized. The purpose was to PRESERVE AND ENHANCE historic resources in the neighborhood. Specifically, an objective was to RETAIN AND PRESERVE EXISTING HISTORIC SINGLE FAMILY HOMES. Yes, it was to provide downtown housing, but WHILE PRESERVING THE EXISTING CHARACTER of the neighborhood.

The City Planning Department needs to honor the ordinance and approve plans that preserve historic structures. DO NOT TEAR THEM DOWN.

Take a look at the Benton Street Firehouse remodel and repurposing. Residences for six Veterans while honoring the original Art Moderne Architectural style. It can be done. Get creative. Send them back to the drawing board to create a plan that creates housing while embracing and honoring the historic structures, their architecture, character, stories, and memories - without demolishing any structures. There are plenty places to build in Santa Rosa without tearing down historic structures. Yes, they are looking bad but that is a result of the owner letting them degrade so that people change their opinion on what should be preserved, or the City management cites them for condition. They are playing the game. Don't fall for it. They bought them knowing they were in a historic neighborhood. Its up to you to hold them to preserving them. The citizens of the City of Santa Rosa expect this of you when performing on our behalf.

Often, doing the right thing is the harder thing.

Kelly Carrillo Fernandez

Toomians, Kristinae

From: Bryan Much <much@sonoma.edu>
Sent: Thursday, October 25, 2018 4:56 PM
To: Toomians, Kristinae
Cc: De Shazo, Stacey; Rogers, Chris
Subject: Caritas-Village [PRJ18-052]

Hello,

In regard to PRJ18-052, I am suppling comments as a resident of the City of Santa Rosa, 245 Carrillo St., not under any of my other roles and duties that you may be aware of.

When looking at this project, I am first keyed into City Ord. No 2861, that state the objectives of the St. Rose Historic District (*emphasis added by me*).

- **Preserve and enhance the historic resources of the St. Rose Neighborhood.**
- **Retain and preserve the existing historic single-family neighborhood.**
- Provide additional downtown housing while **preserving the existing single-family character of the neighborhood.**
- Encourage the **adaptive reuse** of historic buildings.
- Assure that alterations and new construction are compatible with the existing character of the neighborhood.

Then, I often look toward the General Plan for my sense of what the City values, (*emphasis added by me*).

On page 11-3, the General Plan states “General Plan policies strive to ensure long-term historic preservation in Santa Rosa by **encouraging preservation of historic structures**, as well as their surrounding setting in areas of new development and redevelopment, and by **discouraging demolition of historic resources and misguided home improvements.**”

- Goal HP-B states that it is a goal of Santa Rosa to **Preserve Santa Rosa’s historic structures and neighborhoods.**
- Policy HP-B-2, states that we will **Preserve significant historic structures.** Consider the life cycle costs when evaluating the alternatives to demolition of these structures, including the adaptive reuse of historic buildings for contemporary uses.

Most of the buildings slated for demolition are significant structures by virtue of their status as contributing elements to the St. Rose District.

If this is allowed by the City, it continues the precedent that no historic preservation district or landmark in Santa Rosa will be safe from developers.

As a resident of another City preservation district, I am concerned about this project for the above reasons and urge the planning department and the City’s Cultural Heritage Board, as well as City Council, to support the goals that we have all put into our General Plan. Many other locations could be sought, many other plans could be created, but the initial proposal that includes the demolition of significant historic-era buildings should not be encouraged and needs to be rejected outright.

I appreciate your time and energy on this and wish to be notified of future meetings regarding this project.

Regards,

-Bryan Much

Toomians, Kristinae

From: Greg Parker <gparker0506@sbcglobal.net>
Sent: Friday, October 26, 2018 7:51 AM
To: Toomians, Kristinae
Subject: RE: Caritas Village

I did not receive a notice in the mail. I heard about this from Denise Hill.

From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Thursday, October 25, 2018 10:22 PM
To: Greg Parker <gparker0506@sbcglobal.net>
Subject: Re: Caritas Village

Hi Mr. Parker,

Thank you for your comments. Did you receive a notice in the mail? I will be sure to include your comments in the record.

Anyone from the public is welcome to come into the Planning Department to view the plans and application materials. I'm working on updating the City's website to include links to the plans and other materials: <https://srcity.org/2910/Caritas-Village>

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Greg Parker <gparker0506@sbcglobal.net>
Sent: Thursday, October 25, 2018 10:14:48 PM
To: Toomians, Kristinae
Cc: De Shazo, Stacey
Subject: Caritas Village

Dear Kristinae and Stacey,

I realize that I'm late with this and I apologize (though it is still Thursday).

I have several complaints regarding the proposed Caritas Village:

- This is in the St. Rose Historic District, in which residents have to appear before the Cultural Heritage Board whenever they do exterior work on a contributing

structure to be certain any changes abide by the guidelines set forth when this district was formed. This can be inconvenient, costly and time consuming but we go through the process in order to maintain the historic integrity of our neighborhood. The appearance of the Caritas Village that I have seen look like a typical Burbank Gardens structure and does little to add to the character of this historic district. It could be a nice building in some non-historic area of the city but it does not belong in a historic district.

- The demolition of 7 existing structures on that property to make way for the new Caritas Village bothers me. Granted, some are not in the best condition but one could easily contend that it was benign neglect that allowed them to reach that state. An applicant should not be rewarded for letting historic structures deteriorate to the point they can claim they are not worth saving. This historic district is characterized by the majority of single family dwellings spread throughout it's boundaries. In fact, one of the objectives of our historic district designation was to preserve the existing single-family character of the neighborhood. Demolishing these structures removes some of that single-family character that makes the St. Rose Historic District what it is and would, consequently, not only diminish what it is but set a precedent for future developers to remove existing dwellings for the purpose of constructing large, out-of-character structures.
- I'm certain both of you are familiar with the General Plan segments dealing with historic districts (HP-B and HP-B-1) regarding preserving historic structures and neighborhoods and specifying what is expected to accomplish that goal. There are also objectives and guidelines for our specific district (Ordinance #2861 deals with objectives). There is little in this project that meets the guidelines, objectives and General Plan specifics for this neighborhood.
- Finally, most of us living in this neighborhood would love to see the homeless services located outside this district. I have been here for 25 years and had to deal with homeless passing out on my front lawn, defecating on the side of the building (multiple times), ... ! I'm disappointed that Catholic Charities did not investigate moving their project onto one of the available city properties in downtown proper where the magnet quality of the services would not impact a residential neighborhood. I appreciate their goal and the fact they own the property but they are also in Santa Rosa's first historic district and, once again, they should not be able to set a precedent that will impact every historic district in the city.

I hope my comments do not come across as NIMBY-based. This is a great neighborhood and we are constantly seeing new owners come in and renovate homes that were built in the 1920's. They are taking pride in what we have here and are making it better by their efforts. I bought and moved here with the knowledge that

this neighborhood was special and would remain that way for as long as I lived here because it was a preservation district. Sadly, the Caritas Village project is not preserving any aspect of our neighborhood.

Sincerely,

Greg Parker
625 B Street



Virus-free. www.avg.com

Toomians, Kristinae

From: Denise Hill <faire@sonic.net>
Sent: Sunday, November 04, 2018 1:23 PM
To: Toomians, Kristinae
Subject: RE: Caritas Village Planning Meeting Notice

Hi, Kristinae,
I'd like to drop by around 1 or 1:30pm this week (any day but Thursday) to look at the Caritas Village file. What would be a good day to do that?

Best,
Denise Hill

From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Friday, October 26, 2018 10:44 AM
To: Denise Hill <faire@sonic.net>
Subject: RE: Caritas Village Planning Meeting Notice

Hi Denise,

Due to the number of notices, we are looking at a third party company to help us with the mailing. I'm hoping they'll go out next week. The City is entering into a contract with an environmental consultant on 10/30, with approval from the City Council. The EIR kick off meeting will be on November 1. That's all of the information that I have at this moment.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Denise Hill [<mailto:faire@sonic.net>]
Sent: Friday, October 26, 2018 10:28 AM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: RE: Caritas Village Planning Meeting Notice

Morning Kristinae,

Do you know when your revised notice will be sent out?

Also wondering if you can give me a timeline on the following:

- Upcoming Board and Commission reviews of this project
- Start/End date for EIR

Thanks,
Denise Hill

From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Thursday, October 18, 2018 4:17 PM
To: Denise Hill <faire@sonic.net>
Subject: Re: Caritas Village Planning Meeting Notice

Hi Denise,

Thank you for your constructive criticism. I was out of the office from October 5-October 10, with limited access to my email and files. The original notice was mailed on October 12 to property owners within 400-feet.

I agree that the notice could use more detail. A revised notice of application will be sent out soon and will include more information (please, see attached). I increased the noticing radius to 1,000-feet. In addition, I included anyone that signed up at the neighborhood meeting, or expressed interest with the project in writing.

I'm in the process of updating the website. I plan to upload the full plan set and application materials. Eventually, I will upload environmental documents once they are available.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Denise Hill <faire@sonic.net>
Sent: Tuesday, October 16, 2018 8:06 PM
To: Toomians, Kristinae
Subject: Caritas Village Planning Meeting Notice

Hi, Kristinae,

I have received the notice below from another source. I had sent a request to you asking for it back on October 4, so not sure why I didn't receive it directly. In reading it, I don't see any mention that the structures targeted to be demolished are in a designated historic district and that many are listed as contributors to that district. Nor is there anything mentioned of this on the link to the Caritas Village site: <https://srcity.org/2910/Caritas-Village>

I feel this is a significant oversight and certainly a lack of transparency on the part of the city and I'm hoping it can be corrected. If not, I'd appreciate an explanation as to why this significant detail has been omitted.

RE: CARITAS VILLAGE - FILE NUMBER: PRJ18-052 The Santa Rosa Planning & Economic Development Department has received a Planning Project application for the below address. The proposed project is described as follows:

Project Description: The applicant proposes the following: 1) **demolishing the existing Catholic Charities facilities and residential buildings on the Project site;** 2) constructing the Caritas Center, which is a three-story, 41,290 square foot building comprised of a 23,206 square foot emergency housing shelter for up to 52 families, a 6,071 square foot day center, 2,300 square feet of transitional housing for up to 20 program participants and 9,713 square feet of ancillary office/service/medical facilities; 3) constructing Caritas Homes Phase 1, which is a four-story, 69,100 square foot residential apartment building with 91 units; and 4) constructing Caritas Homes Phase 2, which is a four-story, 47,000 square foot residential apartment building with 48 units. Location: Project Website: Current Zoning: General Plan: The proposed Project encompasses one city block, plus two lots on the southeast corner of an adjacent block, totaling approximately 2.28 acres, bordered by A, Morgan, Sixth, and Seventh Streets in downtown Santa Rosa.

Please provide written or oral comments by Thursday, October 25, 2018.

Best,
Denise Hill

From: Denise Hill <faire@sonic.net>
Sent: Thursday, October 04, 2018 7:40 PM
To: 'Toomians, Kristinae' <KToomians@srcity.org>
Subject: RE: Caritas Village 6.27.18 Application and RFP

Hi, Kristinae,

I understand from a meeting we had with Catholic Charities last night that their application was turned in a few weeks ago, yet we haven't seen a notice. Also, don't see any updated info on the city's Caritas Village webpage. Can you provide an ETA on both items.

Best,
Denise Hill

From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Monday, September 03, 2018 8:30 PM
To: Denise Hill <faire@sonic.net>
Subject: Re: Caritas Village 6.27.18 Application and RFP

Hi Denise,

The City is soliciting the RFP in order to contract with an environmental consultant who will study the project and prepare an environmental document. The City is the lead agency.

Kristinae Toomians

Get Outlook for Android

From: Denise Hill
Sent: Monday, September 3, 7:12 PM
Subject: RE: Caritas Village 6.27.18 Application and RFP
To: Toomians, Kristinae

So are you saying the city is involved in soliciting the Request for Proposal are they were just confirming that CC and Burbank Housing have done one?

Best,
Denise Hill

From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Monday, September 03, 2018 2:20 PM
To: Denise Hill <faire@sonic.net>
Subject: Re: Caritas Village 6.27.18 Application

Hi Denise,
They have not submitted any applications yet. The City initiated an early RFP for environmental review. We anticipate formal submission of their applications in a couple of weeks.
Kristinae Toomians
Get Outlook for Android

From: Denise Hill <faire@sonic.net>
Sent: Monday, September 3, 2018 2:03:36 PM
To: Toomians, Kristinae
Subject: Caritas Village 6.27.18 Application

Hi, Kristinae,

I understand that Catholic Charities and Burbank Housing submitted an application on 6/27/18 for their Caritas Village project, but have yet to see a notice regarding it. Please advise...

Best,
Denise Hill

Toomians, Kristinae

From: Rebecca Kendall <rkendall@srcharities.org>
Sent: Tuesday, November 06, 2018 2:29 PM
To: Toomians, Kristinae
Subject: mailing list

Hi Kristinae,
Can you please add me to the mailing list for all Caritas Village project notifications?

Rebecca Kendall
931 Washington Street, Apt D
Santa Rosa, CA 95401

Thank you, ma'am!

All the best,
Rebecca

Rebecca Kendall
Capital Campaign Director
Catholic Charities of the Diocese of Santa Rosa
www.srcharities.org
951-818-5113 (cell)
707-308-4797 (office)
rkendall@srcharities.org

Check out www.buildcaritasvillage.org!

Toomians, Kristinae

From: Denise <faire@sonic.net>
Sent: Friday, November 09, 2018 8:10 AM
To: Toomians, Kristinae
Subject: Re: Caritas Village file

Thanks for letting me know. I'll try to come in Monday or Tuesday of next week instead.

Best,
Denise Hill

On Nov 9, 2018, at 6:54 AM, Toomians, Kristinae <KToomians@srcity.org> wrote:

Hi Denise,

City Hall is closed today due to poor air quality from the Camp Fire. City Hall will be closed on Monday due to Veterans' Day.

Kristinae Toomiana

Kristinae Toomians | Senior Planner
Planning & Economic Development | 100 Santa Rosa Ave, Room 3 | Santa Rosa, CA 95404 |
Tel. (707) 543-4692

Sent with [Outlook for Android](#)

From: Denise Hill <faire@sonic.net>
Sent: Tuesday, November 6, 2018 2:11:07 PM
To: Toomians, Kristinae
Subject: Caritas Village file

Hi, Kristinae,
Friday will work best. I'd be there about 1:30pm. You can just leave the file out. If I have questions, I'll follow-up with you later. Thanks

Sent from Denise Hill's iPhone

Toomians, Kristinae

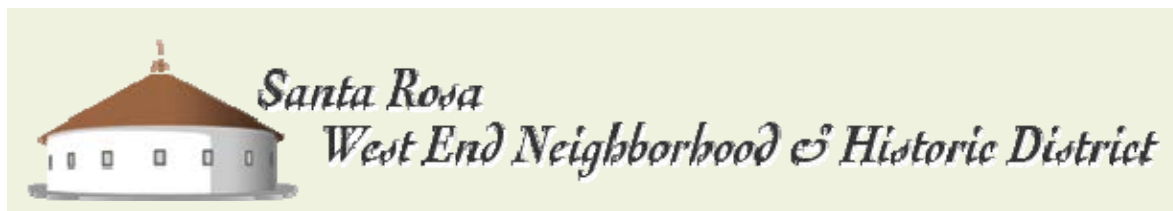
From: Murray, Susie
Sent: Monday, November 12, 2018 9:05 PM
To: Toomians, Kristinae
Subject: Fwd: Caritas Village - Revised Application

FYI

Susie Murray
Sent from my iPhone

Begin forwarded message:

From: West End Neighborhood Updates <westend@sonic.net>
Date: November 12, 2018 at 11:37:30 AM PST
To: <smurray@srcity.org>
Subject: Caritas Village - Revised Application
Reply-To: <westend@sonic.net>



November 12, 2018 8:04 am

[Caritas Village - Revised Application](#)



Caritas Village is a project proposed in the St Rose Historic District, to the East of the West End Neighborhood. Catholic Charities has filed a revised application for this project with the City of Santa Rosa. Project information is available on the [City website](#).

including a [document describing the current proposal](#). Questions or comments are due to the planner by Thursday, November 22, 2018.

Connect with The West End: Contact Info:

 [Facebook](#)

Email: westend@sonic.net

[Unsubscribe](#)

Toomians, Kristinae

From: Alison Dykstra <adykstra@sonic.net>
Sent: Tuesday, November 13, 2018 12:09 PM
To: Toomians, Kristinae
Cc: Andrew Schulman
Subject: Caritas Village
Attachments: CulturalHeritageBd Caritas Village ltr..docx

Ms. Toomians,

I sent you a letter of support earlier in the year in support of Caritas Village. I remain a strong supporter. Attached is a similar letter that I sent to the Cultural Heritage Board in April.

I hope very much that the City will approve this important project that is very well located. I might add that Caritas Village is down the street from where I live.

Alison Dykstra

--

Cultural Heritage Board
City of Santa Rosa

April 10, 2018

Dear Cultural Heritage Board Member,

This letter is in support of the proposed Caritas Village, soon to be under review by your board.

Our community is very lucky to have Catholic Charities and Burbank Housing working here. I am one of the many community members who is excited about their project, Caritas Village, which is proposed for the southern edge of the St. Rose Historic District. I hope it is approved and moves forward as quickly as possible.

There are multiple reasons why this project will be beneficial to the neighborhood. The proposed project is tucked between Hwy 101 and its Morgan Street on-ramp and the Mall's three-story concrete parking structure. When these two projects were built the area was irrevocably and negatively altered. Preliminary plans for Caritas Village indicate a sensitivity to scale and an acknowledgment of the potential neighborhood concerns and, I firmly believe, would actually mitigate the area's current unpleasantness. This project will provide a pleasant and welcoming terminus to 7th Street, will complement the historic Sonoma County Museum, and will add to the overall neighborhood.

As everyone is aware, we are in the midst of a housing and homeless crisis; the Board of Supervisors has called for the construction of 30,000 housing units in the next five years and even under ideal conditions this would be a challenge. Throughout the City we have seen project after project fail due to a variety of obstacles - some of which were cost related, and some of which were the result of people who are anxious about how changes might affect them. In order to address our crisis we need all hands on deck: public agencies need to make adjustments to the review and approval process and costs, financing options need to be expanded, and the public needs to put aside its notions that any building higher than two stories is odious.

I'm sorry that the proposed Caritas Village requires that several buildings within the St. Rose Historic District be demolished. On the block proposed for development, I personally am particularly fond of the old hospital (now the family shelter) and the small apartment building on the northwest side of the property. But keeping these buildings needs to be balanced against what could replace them. When I hear opponents on the one hand affirm their love of and support for the mission of Catholic Charities and claim they are not NIMBYs, and then suggest the project be put elsewhere, in somebody else's neighborhood, I despair. If not here, what are the chances anywhere else? If not a group of obviously caring people, us, then who?

Solving the housing and homeless crisis means we all have to give up some things we otherwise care deeply about. I appreciate that it would be poor policy to casually demolish structures located within a Historic District but this project has the potential to *add* to the neighborhood as well as to provide desperately needed shelter and services. NOT approving this project would set a very dangerous precedent, and one far worse than altering the block in question and removing several older buildings.

Alison Dykstra 7th Street, Santa Rosa 95404 (Cherry St. Historic District)

Stacey De Shazo

Margaret Purser

Mark Debacker

Laura Fennell

Ann Galantine

John P. McHugh

John Murphey

Rebecca Kendall, Catholic Charities

Toomians, Kristinae

From: Trupiano, Nicole
Sent: Thursday, November 15, 2018 1:45 PM
To: Toomians, Kristinae
Subject: RE: Caritas Village

Thanks, Kristinae!

Nicole Trupiano | City Manager Fellow

City Manager's Office | 100 Santa Rosa Ave, Rm 10 | Santa Rosa, CA 95404
Tel. (707) 543-4605 | Fax (707) 543-3030 | NTrupiano@srcity.org



From: Toomians, Kristinae
Sent: Thursday, November 15, 2018 1:38 PM
To: Trupiano, Nicole <ntrupiano@srcity.org>
Subject: RE: Caritas Village

Hi Nicole,

There was a less descriptive version of the Notice of Application (attached). I sent out a revised one to include more information and graphics, and I also expanded the mailing radius to 1,000ft. I also included addresses for people that signed up to receive information regarding the Caritas project. We are currently preparing an Environmental Impact Report. I don't anticipate going to hearing until the summer. You should receive any future notices.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Trupiano, Nicole
Sent: Thursday, November 15, 2018 7:55 AM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: Caritas Village

Hi Kristinae,

I received a notice this past weekend about Caritas Village. I'm wondering if any other notifications went out to the neighborhood that I may have missed, particularly regarding a public hearing? I know some individuals in the area who were interested in commenting on the project but were not aware of a meeting in which they could do so?

Thanks!

Nicole Trupiano | City Manager Fellow

City Manager's Office | 100 Santa Rosa Ave, Rm 10 | Santa Rosa, CA 95404
Tel. (707) 543-4605 | Fax (707) 543-3030 | NTrupiano@srcity.org



Toomians, Kristinae

From: James.Moorhouse@simon.com
Sent: Tuesday, November 20, 2018 5:09 PM
To: Toomians, Kristinae
Subject: Caritas Village

City of Santa Rosa,

After reviewing the simple drawing provided, I do not see adequate parking for a building of that size. Parking is a difficult case here in Santa Rosa and especially near the mall. I feel this will negatively impact the surrounding neighborhoods with excessive traffic both on foot and vehicular. I am also very concerned regarding the transient population dramatically increasing in these neighborhoods and the mall. Thank you for the opportunity to voice these concerns.

Jim Moorhouse
Operations Director



1071 Santa Rosa Plaza
Santa Rosa, CA 95401
T 707.575.0115 F 707.523.3464

Toomians, Kristinae

From: Denise Hill <faire@sonic.net>
Sent: Sunday, December 02, 2018 6:10 PM
To: Toomians, Kristinae
Subject: FW: Caritas Village file, public comments, city web page

Hi, Kristinae,

Just wondering when you might be able to send us the public comments in the Caritas Village file. Also, noticed that the Caritas Project Full Size Plans link on this project's page on the city's website isn't functioning.

Best,

Denise Hill

From: Denise Hill <faire@sonic.net>
Sent: Saturday, November 17, 2018 5:25 PM
To: 'Toomians, Kristinae' <KToomians@srcity.org>
Subject: RE: Caritas Village file, public comments, city web page

Hi, Kristinae,
Thanks for showing my husband and me the Caritas Village file and answering our questions last Tuesday. If you could let me know when the Caritas Project page is updated on the city's website, I'd appreciate it. In the meantime, I'm hoping you can email the public's comments submitted about the project last month.

Best,

Denise Hill

From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Friday, November 09, 2018 6:55 AM
To: Denise Hill <faire@sonic.net>
Subject: Re: Caritas Village file

Hi Denise,

City Hall is closed today due to poor air quality from the Camp Fire. City Hall will be closed on Monday due to Veterans' Day.

Kristinae Toomiana

Kristinae Toomians | Senior Planner
Planning & Economic Development | 100 Santa Rosa Ave, Room 3 | Santa Rosa, CA 95404 | Tel. (707) 543-4692

Sent with [Outlook for Android](#)

From: Denise Hill <faire@sonic.net>
Sent: Tuesday, November 6, 2018 2:11:07 PM

To: Toomians, Kristinae
Subject: Caritas Village file

Hi, Kristinae,
Friday will work best. I'd be there about 1:30pm. You can just leave the file out. If I have questions, I'll follow-up with you later. Thanks

Sent from Denise Hill's iPhone

Toomians, Kristinae

From: Dennis DeBiase <dennisdebiase@yahoo.com>
Sent: Saturday, December 08, 2018 12:40 AM
To: Toomians, Kristinae
Cc: judy kennedy
Subject: Caritas Village Project --- the city needs a revised program that does NOT destroy protected structures in an historic neighborhood

> The plans I reviewed for the Caritas Village Project look great on paper – and the need that this project addresses is an essential one long overdue. BUT DEMOLISHING EXISTING HISTORIC STRUCTURES AND SINGLE FAMILY HOUSING IN THE ST ROSE NEIGHBORHOOD IS A VIOLATION OF THE CITY’S OWN GUIDANCE AND DOCUMENTS ON HISTORIC PRESERVATION. This must not happen.

>

> Caritas Village is the wrong design for an historic neighborhood, let alone that it will require tearing down a landmark former public hospital and several residential structures that are designated historic. I would fight any such project built in Burbank Gardens Historic Neighborhood and, as a property owner and tax payer in Santa Rosa, I strongly oppose the Caritas Village project for St Rose – in its current incarnation, the project would set a precedent for violating historic preservation of several other neighborhoods like mine. The city needs to help well intentioned, effective organizations like Catholic Charities team up with developers to find housing and service solutions for the complex set of social problems that homelessness epitomizes. There are so many other land sites throughout Santa Rosa that are available to build a project like this without impacting historic neighborhoods and violating landmark preservation charters.

>

> Fifteen years ago my partner and I attended several meetings at city hall to advocate with fellow neighbors for historic preservation status for Burbank Gardens, where I’ve lived since 2001. We moved to this neighborhood precisely because of its historic character, not because we wanted to live near two freeways. Living near downtown was our choice because we had the opportunity to purchase an affordable 1915 bungalow and restore it to its original historic status and beauty. I am not anti-developer, and I understand that housing options and services for the disparate people who find themselves homeless require new and innovative housing alternatives throughout our city – but not by destroying historic buildings and allowing height limits and construction materials incompatible with rules governing what can and cannot happen to preserve the historic character of Santa Rosa’s neighborhoods. We fought hard for these rules; we have to observe strict limits on what we ourselves can do when building or remodeling our homes and adjacent structures, as we have discovered in several recent projects we’ve undertaken to improve our home. We may find these protocols difficult and time consuming but we choose to live and work here for a reason, and we’re glad the rules for improving or modifying our historic residences are now part of established city guidelines.

>

> Please do not allow the Caritas Village Project to proceed in its current design and location as it violates the city’s own historic preservation guidelines. Thank you for your attention to my concerns.

>

> Dennis DeBiase, RN, MSN
> Nurse Instructor
> San Quentin State Prison

CARITAS VILLAGE PROJECT

Date: June 27, 2018

Applicants: Catholic Charities of the Diocese of Santa Rosa, 501(c)(3)
Burbank Housing Development Corporation, 501(c)(3)

Addresses: 437, 465, 501 & 507 A Street
506, 512, 516, 520, 598, 600, 608 & 612 Morgan Street

APNs:

010-031-002
010-031-003
010-041-001
010-041-004
010-041-005
010-041-008 (City owned)
010-041-010 (City owned)
010-041-013
010-041-014
010-041-015
010-041-016
010-041-017
010-041-018
010-041-019 (City owned)
010-041-020

About the Applicants¹

Catholic Charities of the Diocese of Santa Rosa (Catholic Charities) and Burbank Housing Development Corporation (Burbank Housing) have partnered on this project, drawing upon their respective expertise as the foremost housing and homeless service providers in Sonoma County, to bring forward a project that addresses the urgent housing needs of our community. Their respective expertise includes:

¹ This section provides general background information about both applicants' services at multiple locations. Any use or service that will be provided as part of the project or on the project site is discussed later in the project description. Both applicants maintain corporate/administrative functions at other locations that will remain at their existing locations.

Toomians, Kristinae

From: Carol V <carolvsr@sonic.net>
Sent: Thursday, April 19, 2018 3:29 PM
To: De Shazo, Stacey; Toomians, Kristinae
Subject: Caritas Village

Cultural Heritage Board Chair and Members,

I am a 2nd generation Italian. My parents worked very hard to make a life in California. "Little Italy" lost part of our history when the 101 freeway went in and divided the town. I am opposed to any more historic structures being torn down. If the city designates a Historic District or a Preservation District then you must abide by that decision. Developers are increasingly putting pressure and money into influencing decisions made for their benefit only. You must consider the children of the future when you make decisions. They must see their heritage is preserved. . Four story buildings only serve the developers who stand to make a huge profit in most of these projects. In San Francisco some such projects eventually turned into slums. We cannot replace our history. Please do not allow this project.

Thank you.

Sincerely,

Carol Vellutini—a Lucca descendant

Carol Vellutini
610 Willrush St.
Santa Rosa, Ca 95401
707-546-6308

Toomians, Kristinae

From: Christina Meyer <cmeyer1106@gmail.com>
Sent: Thursday, March 22, 2018 6:21 PM
To: Toomians, Kristinae
Subject: Caritas Villiage

This project has my whole hearted support. As an attendee at the public meeting on March 21 I listened to all the comments. Although some had problems with the project it was apparent to me the majority of people do want this project to move forward.

This project is a good use of the land, works well with the UGB objectives, compliments the direction of downtown Santa Rosa and provides much needed affordable housing for the city. We have to make room for the future and this project is an excellent means to attain the goals we have set for Santa Rosa and Sonoma County.

I don't live in the neighborhood but do live near the Palms Inn project. Palms Inn has improved, not degraded, the surrounding neighborhood. Caritas Village will do the same for the Morgan/A street neighborhood.

Please keep moving forward with this project.

Sincerely,

Christina Meyer
1008 Hawthorne Circle
Rohnert Park CA 94928

Toomians, Kristinae

From: Hartman, Clare
Sent: Thursday, March 22, 2018 11:39 AM
To: Toomians, Kristinae
Subject: FW: downtown building

Clare Hartman, AICP | Deputy Director - Planning

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-3185 | Fax (707) 543-3269 | Chartman@srcity.org



From: Diane Marie [mailto:dmjohnran@gmail.com]
Sent: Thursday, March 22, 2018 10:08 AM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: downtown building

I've lived in Sonoma County for 45 years and in Santa Rosa since 1987. If the plan envisioned by the Catholic Charities to turn downtown Santa Rosa into a sanctuary for the homeless is accepted, there will be more homeless drawn to Santa Rosa and the quality of life for everyone here will be diminished. Don't believe anybody who says that loitering can be controlled around homeless service centers. I walk a lot for exercise, but I never walk in Railroad Square, because the homeless hang out near the dining kitchen and sleep in the park. Building more homeless services in downtown Santa Rosa will increase the loitering tenfold. I don't want to drive everywhere in order to feel safe. I'd like to stay and retire here, but it looks like the city planners and the City Council are determined to turn downtown Santa Rosa into the epicenter for homeless and low income housing, which will make the downtown unsafe for everybody else. Instead of the usual rushing to fix a problem for the next generation to deal with, stop and think to the future when planning Santa Rosa. The homeless will keep coming and the Catholic Charities will keep growing - that is their purpose, but their vision should be fulfilled in the outskirts of the city - not in the heart of downtown. Homeless services and low income housing should not be the future for downtown Santa Rosa. Stand up to the powerful Catholic Charities.

Diane Randozzi,
Santa Rosa

Toomians, Kristinae

From: Jeremy Nichols <jn6wfo@gmail.com>
Sent: Wednesday, March 21, 2018 1:39 PM
To: Toomians, Kristinae
Subject: Re: Catholic Charities project in St. Rose Historic District

Thank you for your speedy and courteous reply.

Jeremy Nichols

On Wed, Mar 21, 2018 at 1:24 PM Toomians, Kristinae <KToomians@srcity.org> wrote:

Hi Mr. Nichols,

As of today, the applicant has not submitted a formal application. Once a formal application is submitted, the proposal will be evaluated for potential environmental impacts, including the impacts to historic structures. Staff will write a staff report and make a recommendation once all of the studies are completed and neighborhood feedback is evaluated.

Kristinae Toomians | Senior Planner

Planning & Economic Development | [100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404](#)

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Jeremy Nichols [mailto:jn6wfo@gmail.com]
Sent: Wednesday, March 21, 2018 9:00 AM
To: Toomians, Kristinae <KToomians@srcity.org>
Cc: Julie Combs <jncombs@gmail.com>; Julie Combs <julie@combsforcouncil.com>; Ray <63sprinray@gmail.com>
Subject: Catholic Charities project in St. Rose Historic District

I question why the City bothers to designate historic districts if it has no interest in preserving the historic buildings therein.

Jeremy Nichols

Past President

Sonoma County Historical Society

--

Sent from my iPad 4.

--

Sent from my iPad 4.

Toomians, Kristinae

From: Denise Hill <faire@sonic.net>
Sent: Wednesday, March 21, 2018 1:39 PM
To: Toomians, Kristinae
Cc: Land Use; Home; Hartman, Clare
Subject: Re: Homeless shelter expansion

Hi, Kristinae,

I understand there is already a joint meeting between the CHB/DRB scheduled in April for this project. Is that also taking place without an application being filed?

Sent from Denise Hill's iPhone

> On Mar 21, 2018, at 11:12 AM, Toomians, Kristinae <KToomians@srcity.org> wrote:

>

> Hi Mr. Thomas,

>

> As of today, the applicant has not submitted a formal application. The City requires that applicants applying for discretionary review hold a neighborhood meeting prior to submittal to provide the opportunity for early input by affected neighbors. Once a formal application is submitted, the proposal will be evaluated for environmental impacts, including the impacts to historic structures, traffic, noise, air quality, etc. The applicant is required to submit for a General Plan Amendment, Rezoning, Major Use Permit, Design Review, Landmark Alteration, and Parcel Map. The current proposal includes 139 affordable housing units. I've attached the applicant's project summary for your review, which includes information regarding their current operations.

>

> Feel free to contact me with additional questions or comments. There will be additional opportunities to attend public meetings regarding this project, once the formal application is submitted.

>

> Kristinae Toomians | Senior Planner

> Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa

> Rosa, CA 95404 Tel. (707) 543-4692 | Fax (707) 543-3269 |

> KToomians@SRCity.org

>

> -----Original Message-----

> From: Land Use [mailto:landuse@sonic.net]

> Sent: Monday, March 19, 2018 10:59 PM

> To: Toomians, Kristinae <KToomians@srcity.org>

> Cc: Denise Hill <faire@sonic.net>; Home <leamail@sonic.net>; Hartman,

> Clare <CHartman@srcity.org>

> Subject: Homeless shelter expansion

>

> Dear,

>

> Kristinae,

>

> I am unable attend the Catholic Charities Neighborhood meeting. So I would like to submit these questions now.

>

> My first question to you (staff) will you require use permits for the expanded homeless drop in center and family shelter?

>
> Could you or the applicants provide a current break down of all services offered by Catholic Charities at both sites currently? Only with times and days.
>
> Will the applicant be required to complete an EIR regarding the removal of the contributing structures of the St. Rose Historic District?
>
> Does the expansion of the Family Sheather conflict the City's policy of housing first?
>
> I know at this point - the applicant has not have been submitted - so some of these questions maybe premature. When these answer become clear will please forward me the answers.
>
> Thank you in advance,
>
>
> Allen Thomas
> 306 Boyce Street
>
> 707-477-8422
>
>
>
> Sent from my iPhone
> <Caritas Project Statement 03-12-2018.pdf>

Toomians, Kristinae

From: Chris Denny <chris@theengineisred.com>
Sent: Wednesday, March 07, 2018 10:42 AM
To: Toomians, Kristinae
Subject: Caritas Village.

Kristinae.

I wanted to reach out and share my thoughts on the village, if its at all helpful. I won't be able to make the meeting on the 21st, so apologies in advance for sharing via email.

As a downtown business owner, I recognize that integrating low income housing, homeless services, and social services into our downtown culture and planning can be tough. There is a lot to balance, and it can be an emotional issue on all sides.

With that in mind, I'd like to share my support of the Village project. Catholic Charities has proven to be a great neighbor and has responded to our feedback and questions well.

The project is ambitious, so it is our housing crisis.

I'm sure there will be continued edits and changes to the plan, it seems well thought out, mindful of the surrounding impact, and smart.

Also, the replacement of the short number of historic buildings, in exchange for the new development seems to be an overall improvement for the neighborhood, without losing it's culture and appeal.

All in all, as a downtown business, I support the project.

Thanks

Chris

--

THE ENGINE IS RED

CHRIS DENNY

FOUNDER, PRESIDENT

[\(707\) 546 5448](tel:(707)5465448) | SANTA ROSA | MINNEAPOLIS



Toomians, Kristinae

From: Will Bradley <bradley.will@gmail.com>
Sent: Tuesday, March 13, 2018 12:02 PM
To: Toomians, Kristinae
Subject: Re: Catholic charities demolition

Okay thank you! Hope it goes well. I rent about two blocks away and am happy we aren't simply pushing the problem off onto poorer areas with less resources. Every homeless person I've met has just wanted to be treated like a human; my fiancée experiences more issues with drunk people downtown than homeless people.

On Tue, Mar 13, 2018, 11:36 AM Toomians, Kristinae <KToomians@srcity.org> wrote:

Hi Mr. Bradley,

My understanding is that the applicant intends to construct the project in phases. The new shelter will be constructed first at the southeast corner of A and Sixth Streets. Around the same time, the first apartment building will be constructed along project site frontage of Morgan Street and the southeast corner of Morgan and Seventh Streets. The last phase will be the second apartment building along the project site frontage of A Street and the southwest corner of A and Seventh Streets, where the current shelter buildings currently exist.

Kristinae Toomians | Senior Planner

Planning & Economic Development | [100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404](#)

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Will Bradley [mailto:bradley.will@gmail.com]
Sent: Monday, March 12, 2018 12:24 PM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: Re: Catholic charities demolition

Is there a plan for providing services to people while the existing buildings that provide services are demolished and rebuilt? I'm all for progress but I wonder if adding on, instead of wiping clear and redoing, isn't a more humanistic plan both architecturally, historically, and service-wise.

Toomians, Kristinae

From: S Larsen <bigskyhorse@hotmail.com>
Sent: Wednesday, March 14, 2018 6:04 PM
To: Toomians, Kristinae
Subject: Proposed building projects

CATHOLIC CHARITIES SHOULD SELL THIS LAND AND USE THE CAMPUS AT CHANATE-THE OLD COMMUNITY HOSPITAL AREA. OR SOME OTHER PLACE NOT IN A RESIDENTIAL NEIGHBORHOOD

We own 750 Morgan St. We are ADAMANTLY OPPOSED to this plan. It would DESTROY property values, create even more of a homeless magnet which we already struggle to live with and make a parking nightmare.

Catholic charities should sell this downtown property and start a large community NOT IN DOWNTOWN to do their charitable work for the homeless. What is currently there is an ongoing problem for the neighborhood because it is the WRONG LOCATION for such an operation.

We will fight this tooth and nail.

Chris and Shauna Larsen
Owners of 750 Morgan St and
C.V. Larsen Co., Engineering Contractors

Toomians, Kristinae

From: Lea Barron-Thomas <westend@sonic.net>
Sent: Thursday, March 15, 2018 5:41 PM
To: Toomians, Kristinae
Subject: RE: Proposed Catholic Charities Project in St. Rose

Thanks Again.

From: Toomians, Kristinae [mailto:KToomians@srcity.org]
Sent: Thursday, March 15, 2018 3:33 PM
To: Lea Barron-Thomas
Subject: RE: Proposed Catholic Charities Project in St. Rose

Hi Lea,

FYI, I included the neighborhood meeting notice in my last message. I've also attached it to this message. Please let me know if you have any questions.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Lea Barron-Thomas [mailto:westend@sonic.net]
Sent: Thursday, March 15, 2018 3:20 PM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: RE: Proposed Catholic Charities Project in St. Rose

Could you send me a copy of the neighborhood meeting notice?

Thanks,

Lea Barron-Thomas
President
West End Neighborhood Association



From: Toomians, Kristinae [mailto:KToomians@srcity.org]
Sent: Tuesday, March 13, 2018 11:01 AM
To: West End Neighborhood
Subject: RE: Proposed Catholic Charities Project in St. Rose

Hi Lea,

I sent out a "Notice of Neighborhood Meeting" to everyone within 400 feet of the project site. Please see the attached notice that was sent out. At the moment, the applicant has only submitted an application for a neighborhood meeting. I anticipate that they will submit a conceptual design plan shortly that will be reviewed by the Design Review Board and the Cultural Heritage Board. Thereafter, I expect them to submit a formal Major Conditional Use Permit, and formal Design Review applications. If you have any questions, feel free to email or call me directly.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: West End Neighborhood [<mailto:westend@sonic.net>]

Sent: Tuesday, March 13, 2018 12:17 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Subject: Proposed Catholic Charities Project in St. Rose

Hi Kristinae,

I would like to find how the City has advised residents about the above noted project. The West End Neighborhood is right next door- literally- from this project and it seems that there would be a lot of interest generated if residents were notified.

Is there a link on the City of SR website?

Thanks,

Lea Barron-Thomas
President
West End Neighborhood Association



Toomians, Kristinae

From: Katie Hodges <katievhodges@gmail.com>
Sent: Monday, March 19, 2018 8:54 PM
To: Denise Hill; Toomians, Kristinae
Subject: Catholic Charities development

Hello,

My name is Katie Hodges and I live with my husband, our two children, two dogs, and a cat at 512 Morgan Street.

We have concerns about the proposed development of our block and I would like an opportunity to share our concerns Wednesday evening.

1. The scale of the development and its impact on the historic St. Rose neighborhood, the first neighborhood in Santa Rosa. A four story apartment complex has the ability to drastically change the feel and look of this sweet place and the architectural design of the development doesn't fit the aesthetic of this area at all.
2. Traffic and parking is always an issue downtown and this development will impact these issues dramatically. It's already precarious raising two small children in this area and I've been in touch with the traffic and police divisions multiple times to no avail. People drive up to 50mph in a 25 mph zone with no monitoring to be seen or heard of. What are the proposals to address these issues with such a large development?
3. The environmental impact of multiple historic homes and buildings being demolished whilst we attempt to raise a family.

Ultimately, this sets a dangerous precedent for historic neighborhoods that cannot be overlooked. We have and do support Catholic Charities mission but this needs community input and revision.

Regards, Katie and Will Hodges

--

Have a great day!

Katie Hodges, MPH, CPT

Health Educator

Toomians, Kristinae

From: Land Use <landuse@sonic.net>
Sent: Monday, March 19, 2018 10:59 PM
To: Toomians, Kristinae
Cc: Denise Hill; Home; Hartman, Clare
Subject: Homeless shelter expansion

Dear,

Kristinae,

I am unable attend the Catholic Charities Neighborhood meeting. So I would like to submit these questions now.

My first question to you (staff) will you require use permits for the expanded homeless drop in center and family shelter?

Could you or the applicants provide a current break down of all services offered by Catholic Charities at both sites currently? Only with times and days.

Will the applicant be required to complete an EIR regarding the removal of the contributing structures of the St. Rose Historic District?

Does the expansion of the Family Sheather conflict the City's policy of housing first?

I know at this point - the applicant has not have been submitted - so some of these questions maybe premature. When these answer become clear will please forward me the answers.

Thank you in advance,

Allen Thomas
306 Boyce Street

707-477-8422

Sent from my iPhone

Toomians, Kristinae

From: Carol dean <guydean@sonic.net>
Sent: Tuesday, March 20, 2018 5:44 PM
To: Toomians, Kristinae
Cc: faire@sonic.net; Allen Thomas
Subject: Homeless Shelter Proposal

Dear Ms Toomians,

I am currently in Mexico and am unable to attend the meeting on the Catholic Charities proposal.

Having lived in the Westend for close to 35 years I have very grave concerns.

Some of my questions are:

Will the neighborhoods have input in the new Conditional Use Permit? If no then it is a non starter for me.

What is our guarantee that the permit will be enforced? There needs to be shut down clause if the operator cannot comply. CUPS seem to have no teeth when it comes to enforcement rendering them useless. The City only needs to look at BoDean and the many many months we have waited and still no enforcement action. The permit needs legal teeth to protect the neighbors. One that we can take to court.

Will The St Vincent de Paul dining room be shut down? If not we deal with the shelter clients and those that don't want to abide by the rules. That is not fair.

Has the provider looked at a real estate exchange? I really don't believe a shelter this size and scope is in the best interest of the downtown. In view if the investment in the renovation of Courthouse Square and SMART a homeless shelter that turns clients out at 7 am is not the way to get ridership or walkers from both sides of the freeway.

Catholic Charities knew they purchased property in an historic neighborhood so why do they think it is ok to tear down historic structures? I look at the old Canary building along the creek to see what happens when the City is eager to accommodate a developer. Historic places in the United States are coming into their own as they are recognized as important assets and so easy to turn into livable units. Just think what the SMART site could have looked like surrounded by historic structures that peak curiosity and lure people to have a inclination to visit. What has happened there cannot be mitigated and the tearing down of the structures in the St Rose Historic District cannot be mitigated. One those buildings are gone they are destroyed forever.

A shelter this size is sure to lure more homeless to come to Santa Rosa. How will this be addressed?

How does a larger expanded shelter dove tail with the housing first policy the city has adopted?

Will there be expanded police presence in the area? This is greatly increasingly the numbers.

Will Samuel Jones Hall continue to operate?

Will we see help in our parks that our children play in?

This will certainly be an attractive nuisance to the neighbors and with our past experience with Code Enforcement and the City and homeless advocates and service providers turning a blind eye to the problems until they reach a crisis, i must admit I have little hope this project will change things but has the potential to compound our problems.

I hope that my questions can be addressed and considered.

Thank you
Carol Dean

Sent from my iPhone

Toomians, Kristinae

From: Jeremy Nichols <jn6wfo@gmail.com>
Sent: Wednesday, March 21, 2018 9:00 AM
To: Toomians, Kristinae
Cc: Julie Combs; Julie Combs; Ray
Subject: Catholic Charities project in St. Rose Historic District

I question why the City bothers to designate historic districts if it has no interest in preserving the historic buildings therein.

Jeremy Nichols
Past President
Sonoma County Historical Society

--
Sent from my iPad 4.

Toomians, Kristinae

From: Greg Dabel <gregdabel@hotmail.com>
Sent: Wednesday, March 21, 2018 10:20 AM
To: Toomians, Kristinae
Subject: Proposed Catholic Charities Housing Project at 437-465 A Street and 512-612 Morgan Street

Kristinae Toomians -

Regarding the Proposed Catholic Charities Housing Project at 437-465 A Street and 512-612 Morgan Street:

I own an apartment building one block away (on 8th Street) from the project site.

I support the Catholic Charities proposal to provide many additional residential units (including emergency shelter and lower income housing). However, parking in this area is already over-stretched. Many of the apartment buildings in this area have insufficient off-street parking (less than one spot per bedroom) either through waivers or grandfathered in status. Thus, there is overflow parking on the public streets. Many residents in the area cannot find street parking.

Does the Catholic Charities project provide sufficient on-site parking? How many off-street parking places will be provided for the proposed 191 apartments? Will there also be sufficient parking for the daycare center, transitional housing, and medical facility? There is not one single extra space on the streets in the vicinity.

I was planning to attend the hearing tonight (March 21) but will be unable.

Greg Dabel
707.829.5504

Toomians, Kristinae

From: Deborah Crippen <debcrippen@sonic.net>
Sent: Wednesday, March 21, 2018 10:35 AM
To: Toomians, Kristinae
Subject: Caritas/Catholic Charities project

I am a homeowner in the westend neighborhood.

I am in support of the project that is being proposed. It would be ideal to find a way to preserve or move the houses considered historic but I do not feel that this should be the defining factor.

We are in desperate need of housing and also in additional transitional family housing. This redevelopment would be a step forward. The additional services provided for the homeless will also be a step forward.

Deborah Crippen

Sent from my iPhone