

Canine Companions Canine Early Development Center

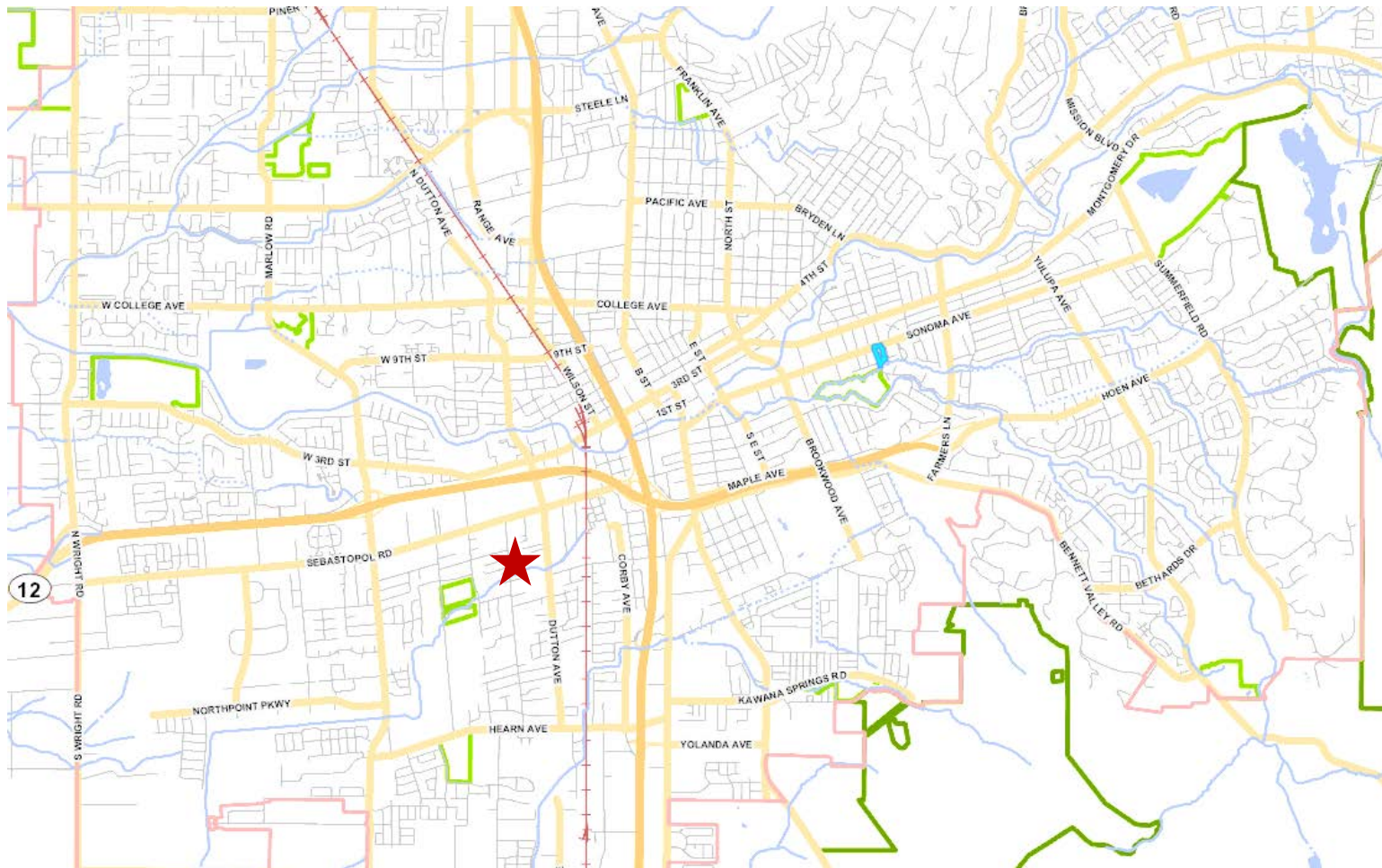
2965 DUTTON AVE

January 20, 2022

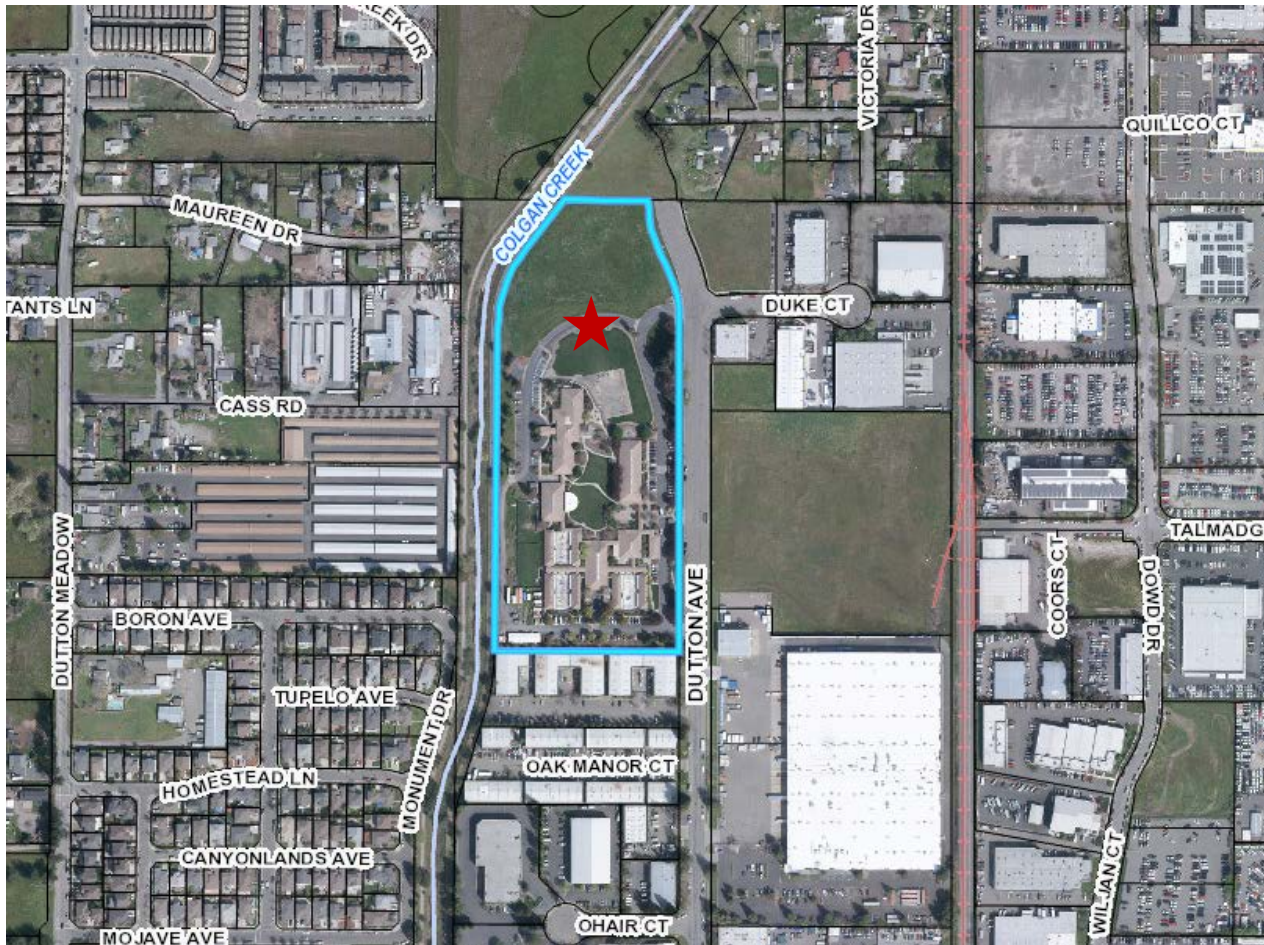
Kristinae Toomians
Senior Planner
Planning and Economic Development

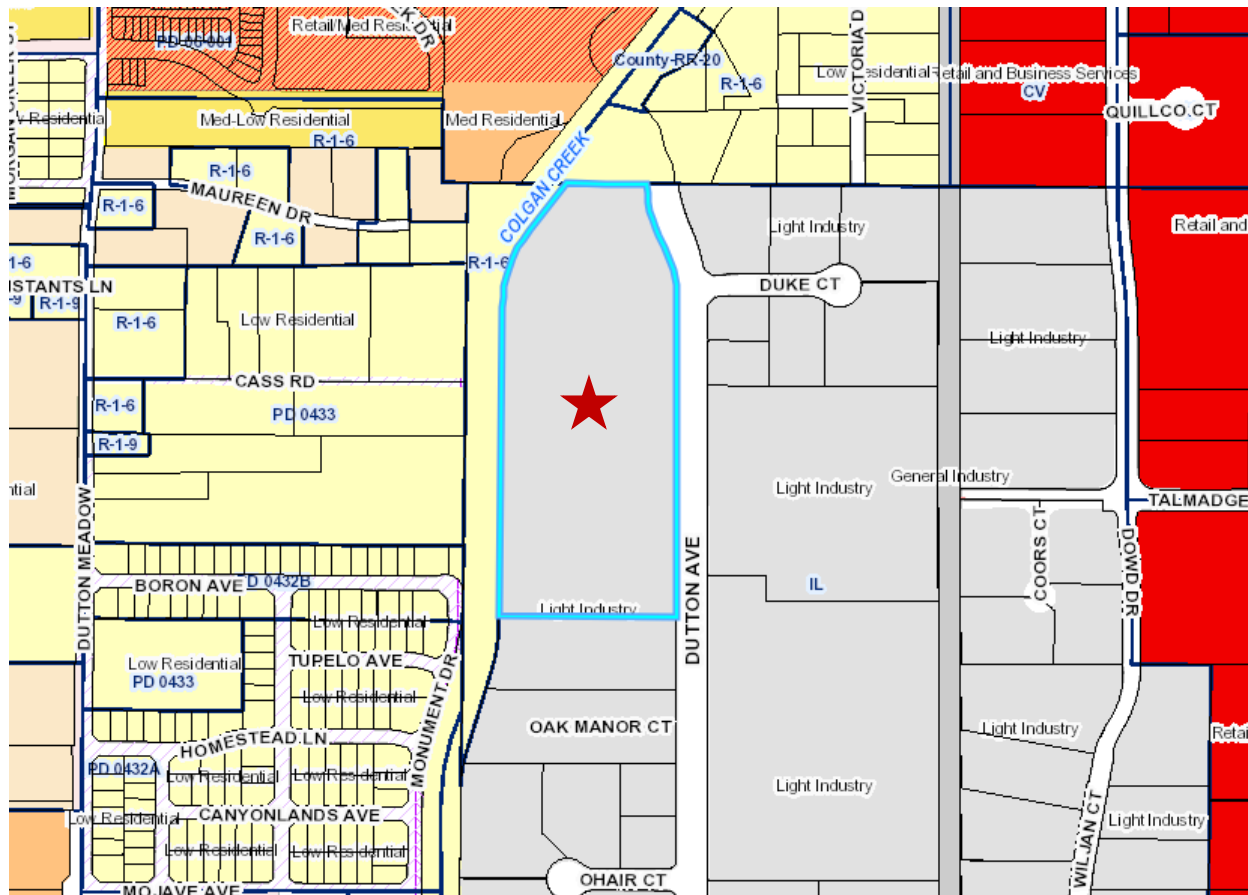
- Canine Companions for Independence (Applicant and/or CCI) proposes to develop a new Canine Early Development Center (CEDC), veterinary clinic, and animal hospital.
- The proposed project would be located on an approximately 2.98-acre area in the northern portion of the existing CCI 12.87-acre campus. The existing buildings that are part of the CCI campus to the south of the project site will continue operating multiple Canine Companions functions.

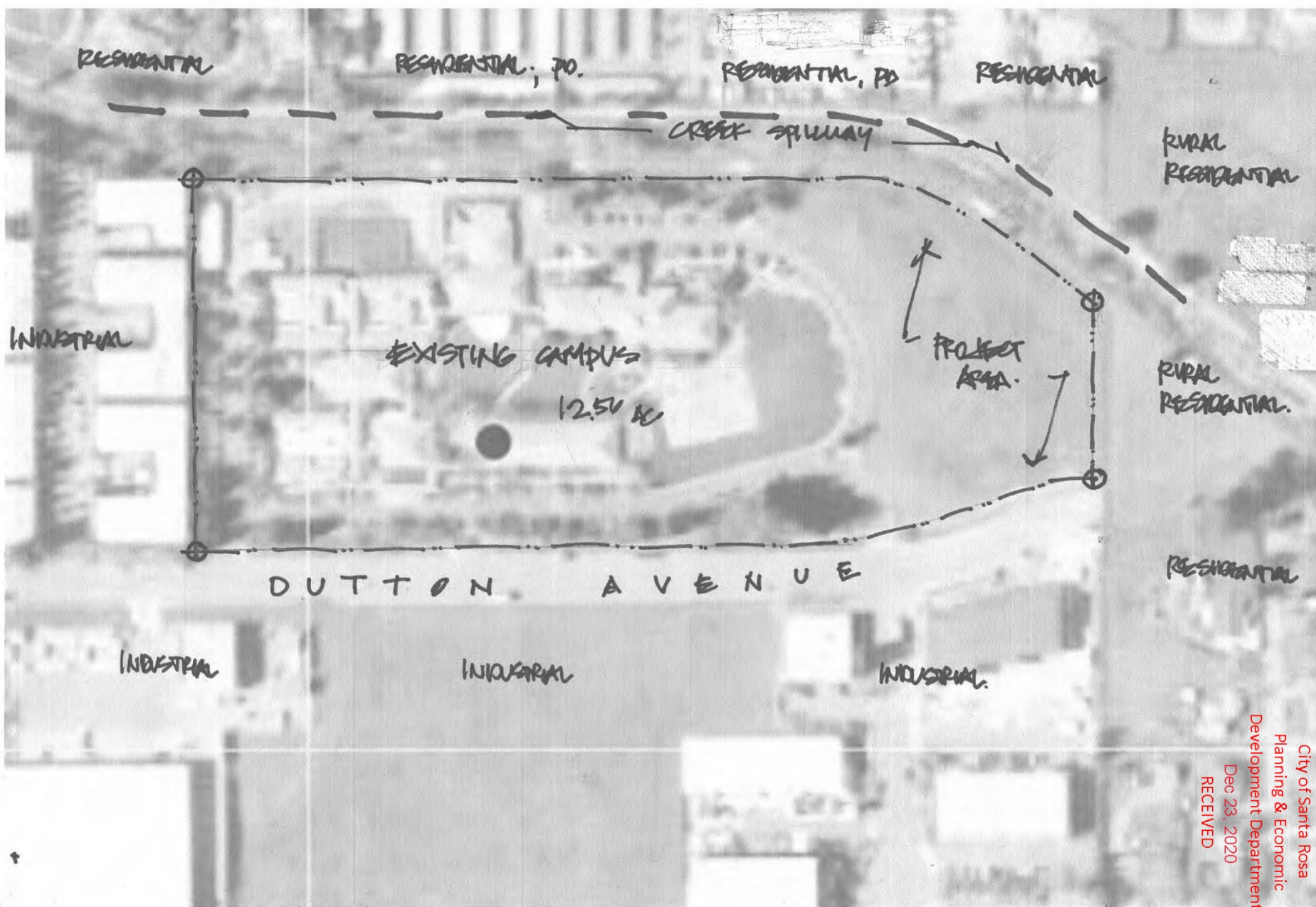
Project Location



Project Location 2965 Dutton Ave.







City of Santa Rosa
 Planning & Economic
 Development Department
 Dec 23, 2020
 RECEIVED

NEIGHBORHOOD CONTEXT MAP

H.T.S.

NORTH

CANINE COMPANIONS FOR INDEPENDENCE CEDC.
 2965 DUTTON AVENUE, S.R. APN. 043. 135. 024

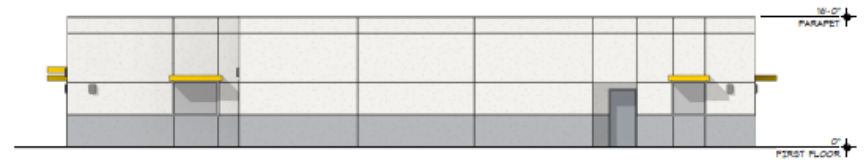
LAFRANCHI ARCHITECTURE 12.22.20.

Veterinary Building



NORTH

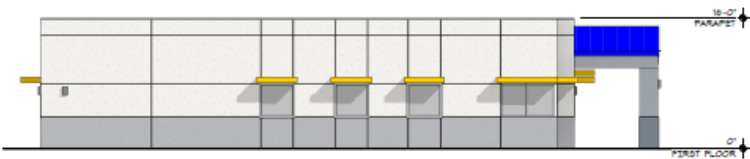
1/8" = 1'-0"



WEST

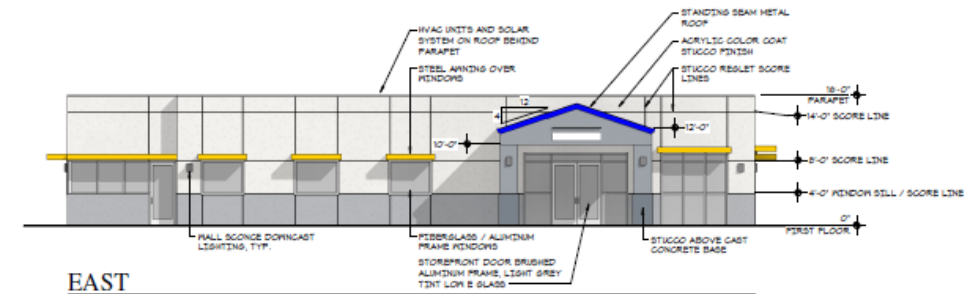
1/8" = 1'-0"

SEE SHEET AS.1 FOR
MATERIAL DESCRIPTIONS



SOUTH

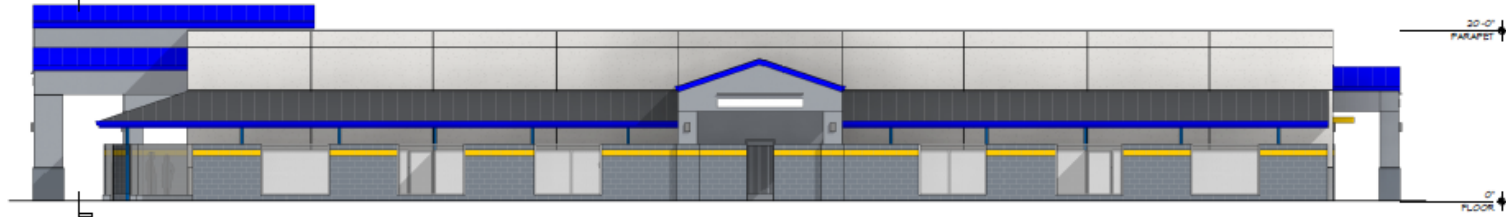
1/8" = 1'-0"



EAST

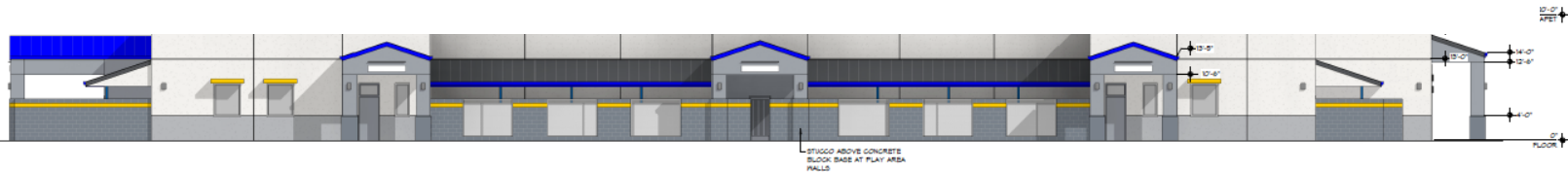
1/8" = 1'-0"

CEDC Building



SOUTH

1/8" = 1'-0"



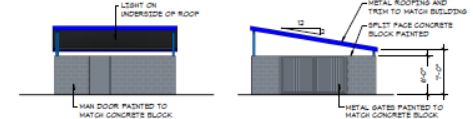
EAST

1/8" = 1'-0"



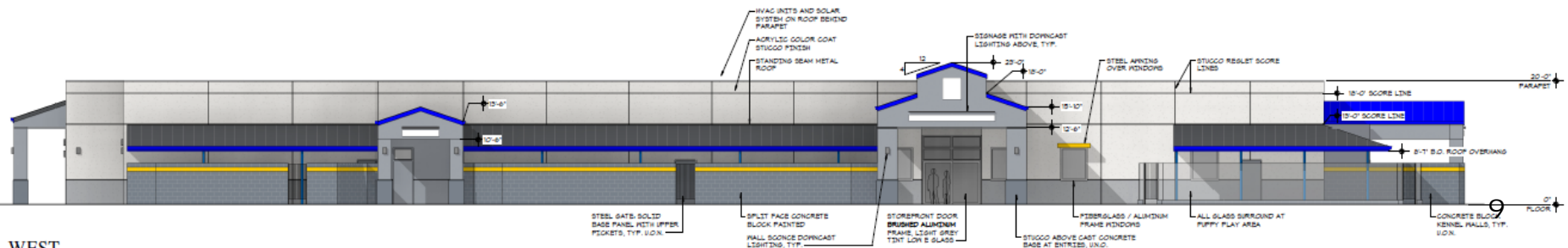
NORTH

1/8" = 1'-0"



TRASH ENCLOSURE

1/8" = 1'-0"



WEST



City of Santa Rosa
Planning & Economic
Development Department
December 15, 2015
REVISED



LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH PROVIDES INTEREST AND A DIVERSE LEVEL OF PLANTING SELECTIONS.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE TREE, SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION AGCLOS (V)). THE PLANT PALETTE SHALL CONSIST OF PLANTINGS NON-TOXIC TO DOGS.

STREET TREE SHALL BE CITY APPROVED AND USED AS PARKWAY STRIP TREES. SMALL, DECIDUOUS AND EVERGREEN ACCENT TREES ARE PROPOSED FOR THE INTERIOR PLAZA FOR INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE WITH AN EMPHASIS ON TREES INDIGENOUS TO THE LOCAL ENVIRONMENT.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE MOST CURRENT CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (M.E.O.).

ILLUSTRATIVE CONCEPT LANDSCAPE
1" = 20'-0"

Lafranchi
LANDSCAPE ARCHITECTURE
707-528-2449
lafranchilandscape.com



ILLUSTRATIVE CONCEPT
LANDSCAPE

Canine Companions CEDC
2065 Dalton Avenue
Santa Rosa, CA 95407
APN 043-135-031

File: 12/16/15
Scale: 1" = 20'-0"
Date: 12-16-15
Time: 1:10

Project History

- On February 4, 2021, the proposed project was presented to the Design Review Board for Concept Design Review.
- On May 27, 2021, the Planning & Economic Development Department requested that the Waterways Advisory Committee (WAC) advise the Zoning Administrator and the Design Review Board as to whether the proposed Canine Companions Canine Early Development Center project is consistent with the applicable Citywide Creek Master Plan, General Plan goals and policies, and Design Guidelines for development near waterways.
- On August 10, 2021, a notice of the intent to adopt a Mitigated Negative Declaration was posted and circulated for a 30-day public review period and an opportunity for comments from the public was given
- On January 20, 2022, the Zoning Administrator is scheduled to take action on the Mitigated Negative Declaration and the Minor Conditional Use Permit for the expansion of the kennel/boarding facility.

Concept Design Review Comments

- Did a good job of creating utility and a sense of community.
- Continue tying into existing site.
- The through-points are appreciated.
- Make the utilitarian buildings be nestled in the overall campus.
- The site is plan good.
- Explore different facade materials/detailing to create interest in architecture.
- Fountain is good.
- Incorporate fun things in the central plaza space for the dogs to explore and mark.

Concept Design Review Comments

- A blue roof with yellow gutters could work. Consider a metal roof.
- Add more colors, more yellow.
- Consider deep earthy toasted mustard color at the lower CMU level.
- Create color contrast: lower-level deep colors.
- Consider stepping up planters to 18-inches to 2-feet so people can sit on them.
- Consider a different monitor element at the entry to open up the ceiling to let light in.
- Make the campus a unique expression; be bold with colors and architecture.

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