

Canine Companions Canine Early Development Center

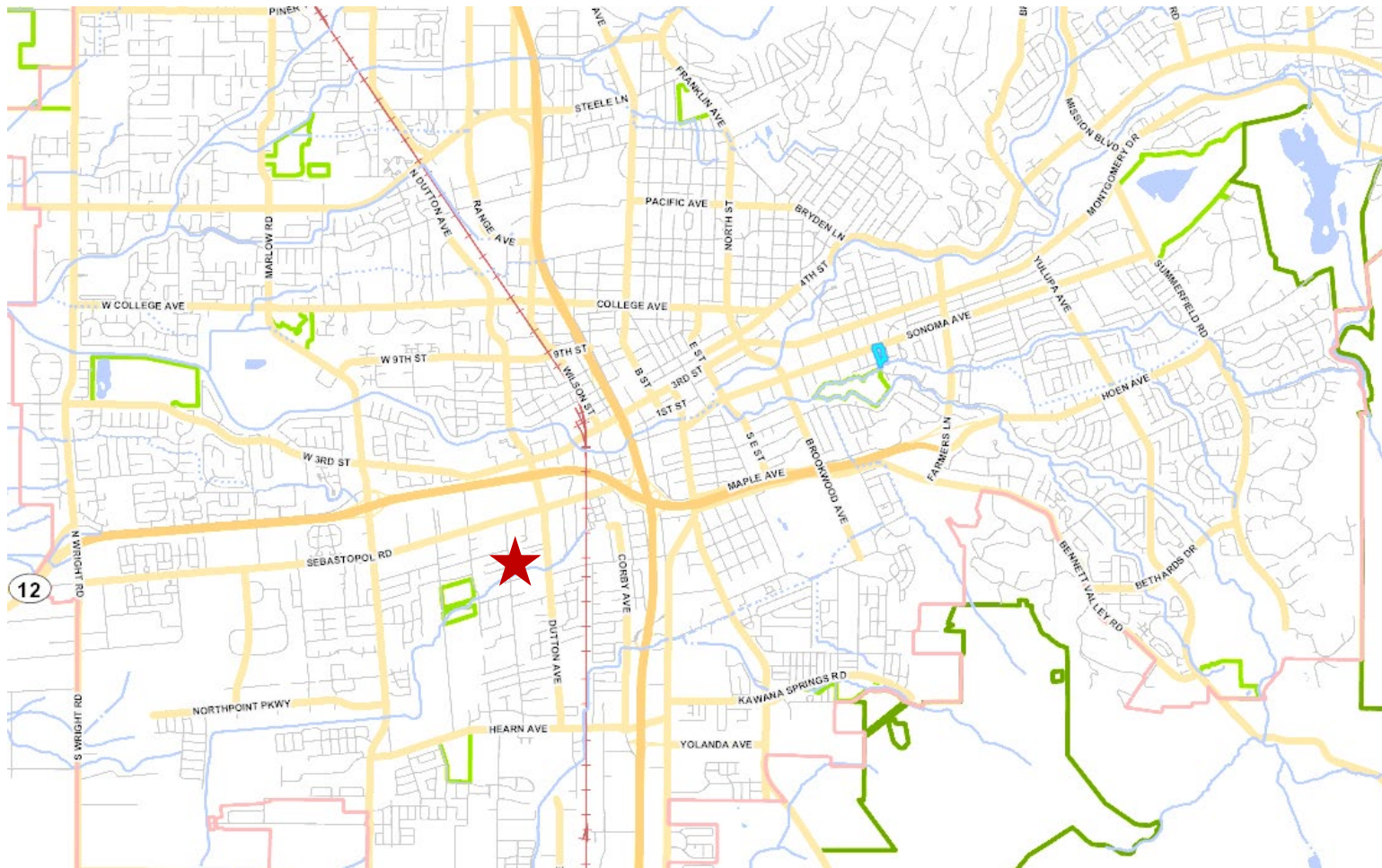
2965 DUTTON AVE

January 20, 2022

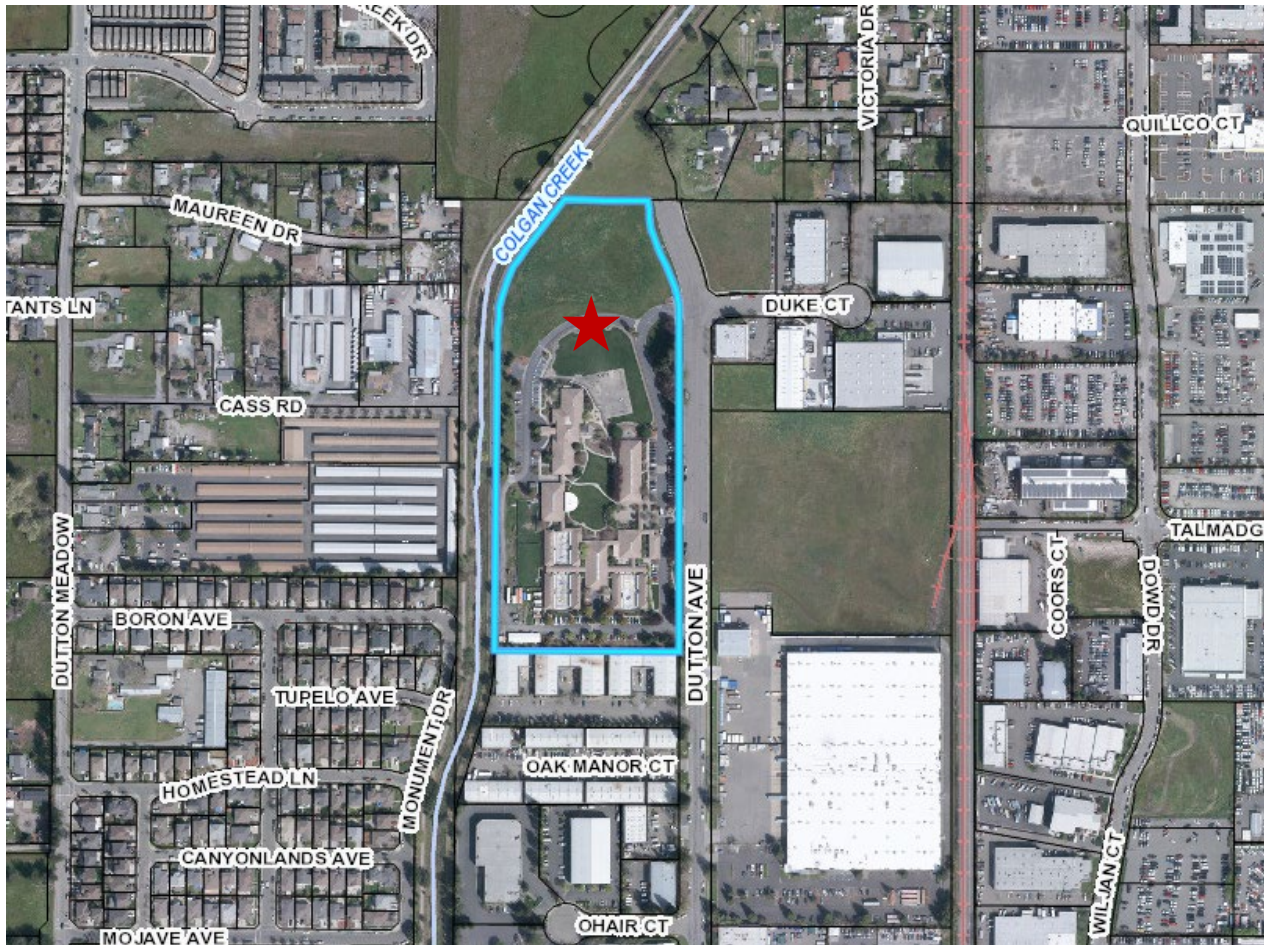
Kristinae Toomians
Senior Planner
Planning and Economic Development

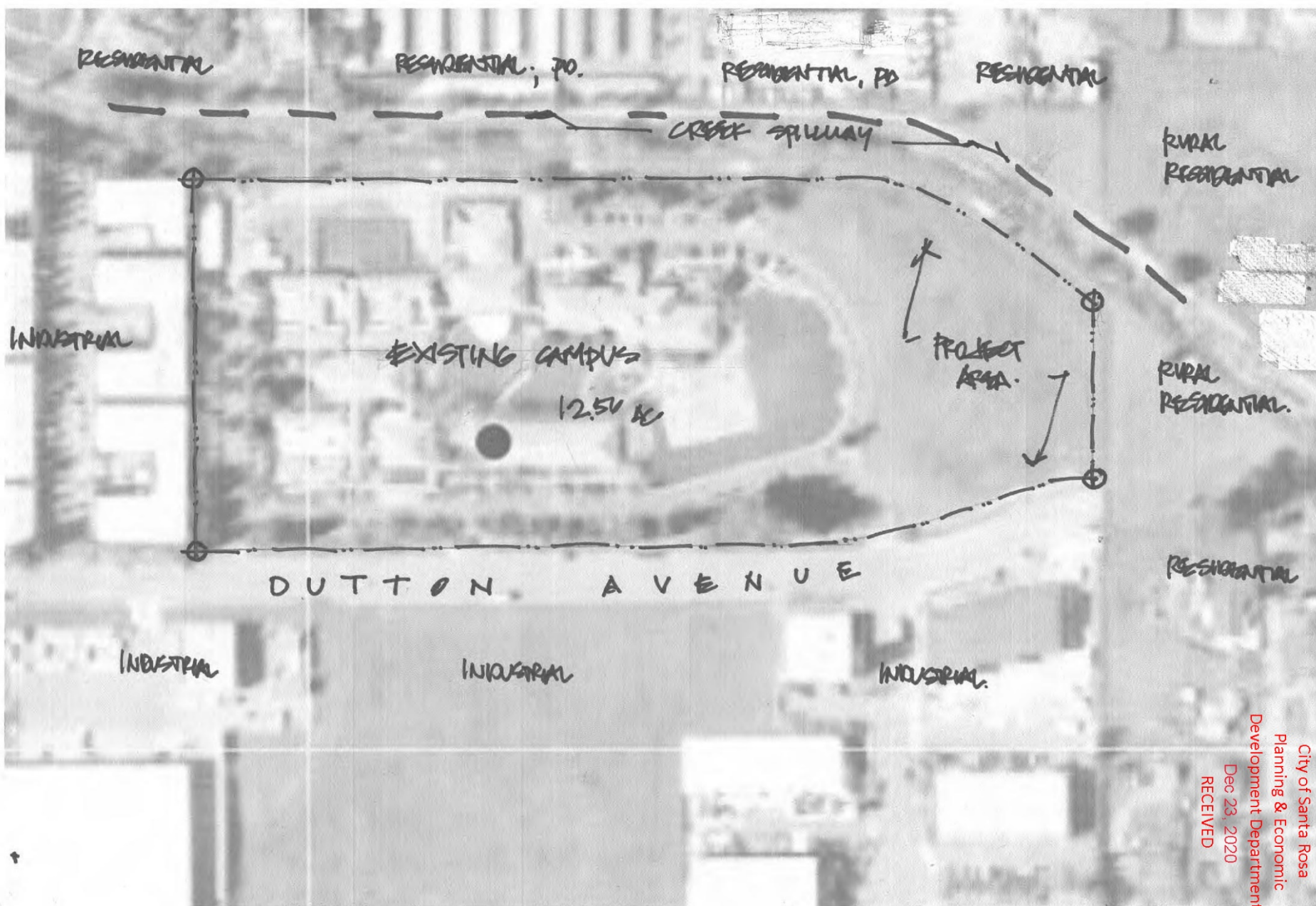
- Canine Companions for Independence (Applicant and/or CCI) proposes to develop a new Canine Early Development Center (CEDC), veterinary clinic, and animal hospital.

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.

- 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.

- The new CEDC building would include a 1-story, 21,991-square-foot building with 8,972-square feet of exterior impervious surface areas for dog runs and play areas adjacent to and surrounding the building.
- The CEDC building would contain offices, changing rooms, bathrooms, a kitchen, and social rooms for the employees to use. The CEDC building would also include dog kennels for boarding, as well as different entrances on the east and west side of the structure to accommodate different types of dogs.

Project Description

- The new veterinary clinic and animal hospital would be approximately 5,180 square feet and would contain a reception area, break area, office spaces, surgical and treatment areas, X-ray and ultrasound rooms, and kennel areas.



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 DRB is scheduled to take action on the Preliminary Design Review of the proposed new buildings at a noticed Public Hearing.

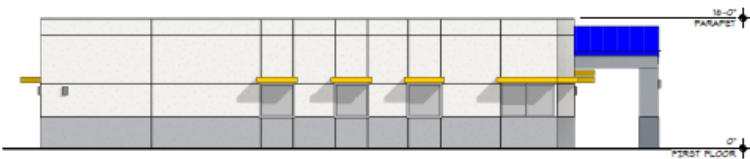
Veterinary Building



NORTH

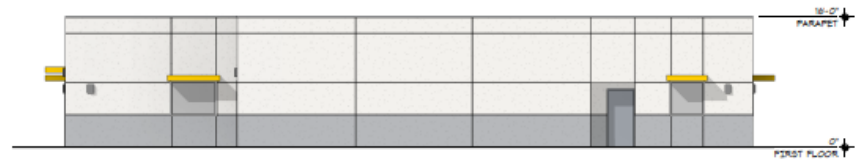
1/8" = 1'-0"

SEE SHEET AS.1 FOR
MATERIAL DESCRIPTIONS



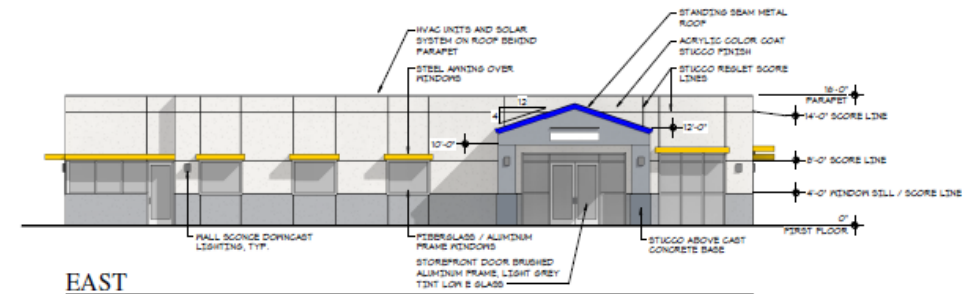
SOUTH

1/8" = 1'-0"



WEST

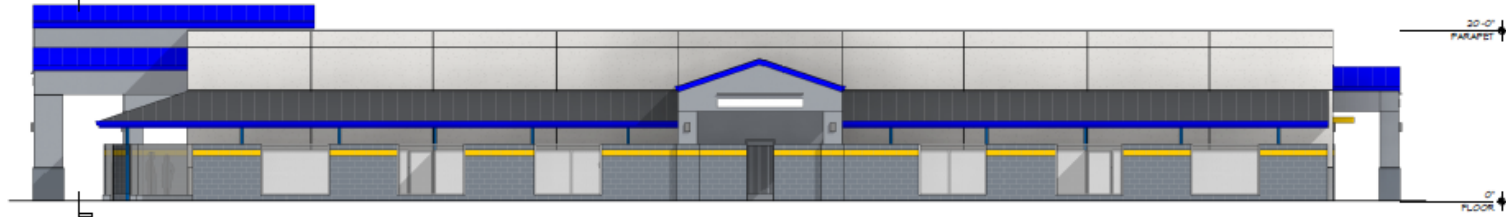
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EAST

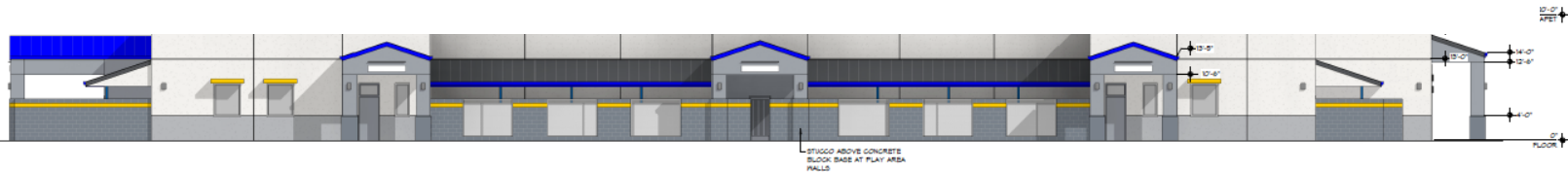
1/8" = 1'-0"

CEDC Building



SOUTH

1/8" = 1'-0"



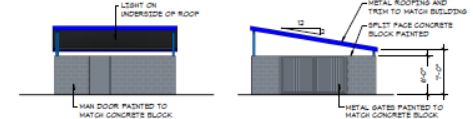
EAST

1/8" = 1'-0"



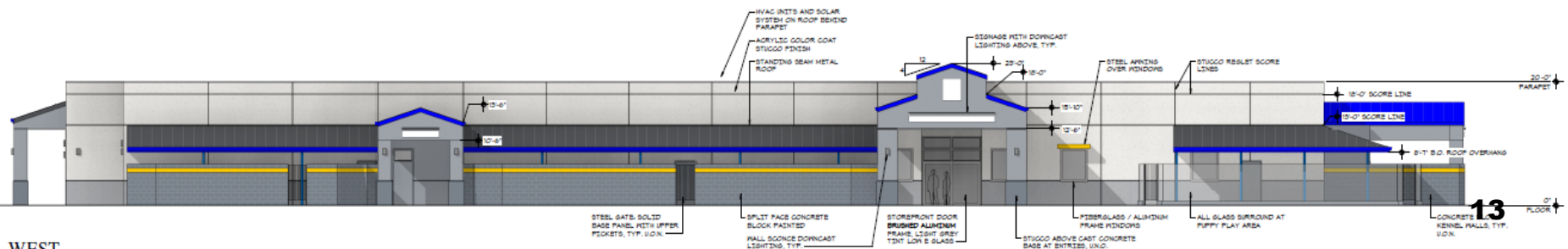
NORTH

1/8" = 1'-0"



TRASH ENCLOSURE

1/8" = 1'-0"



WEST

- The proposed project would not result in potentially significant impacts that cannot be mitigated to a level of non-significance.
- The Initial Study/Mitigated Negative Declaration (IS/MND) document has been prepared in consultation with local, state, and Federal responsible and trustee agencies.
- A 30-day public review period commenced on August 10, 2021.

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