

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
January 20, 2022

PROJECT TITLE

Canine Companions Canine Early
Development Center (CEDC)

ADDRESS/LOCATION

2965 Dutton Avenue

ASSESSOR'S PARCEL NUMBER

043-135-031

PROJECT SITE ZONING

IL – Industrial Light

APPLICATION DATE

March 11, 2021

PROJECT PLANNER

Kristinae Toomians

APPLICANT

Ken Lafranchi

PROPERTY OWNER

Canine Companions for Independence

FILE NUMBER

PRJ21-003

GENERAL PLAN DESIGNATION

Light Industry

APPLICATION COMPLETION DATE

December 1, 2021

RECOMMENDATION

Approval

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR WEIGL AND MEMBERS OF THE DESIGN REVIEW BOARD
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
SUBJECT: PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
CANINE COMPANIONS – CANINE EARLY DEVELOPMENT CENTER (CEDC)

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning & Economic Development Department that the Design Review Board, by resolution approve Major Design Review for the Canine Companions Early Development Center Expansion, located at 2965 Dutton Ave, Assessor's Parcel No. 043-135-031 (File No. PRJ21-003).

BACKGROUND

1. Project Description

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 one-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. Backup generators would be housed in a separate enclosure next to the trash enclosure. Additionally, the CEDC building would include a solar photo-voltaic system on the roof.

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 construction would occur over an estimated 14-month period.

2. Surrounding Land Uses

The project site is located at 2965 Dutton Avenue in the southwestern portion of the City. The project site is bound by Colgan Creek and storage and light industrial uses (west), unimproved County-owned fields (north), commercial and light industrial uses and low-density residential homes (northeast), commercial and industrial uses (east), commercial and industrial uses (south), and low-density residential homes (southwest).

3. Existing Land Use – Project Site

The proposed project site is an existing 12.87-acre campus for the Canine Companions for Independence (CCI) organization. The existing buildings on the site are part of the CCI campus.

4. 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 January 20, 2022, the Zoning Administrator is scheduled to act on a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Minor Conditional Use Permit for the Canine Companions Early Development Center Expansion.

ANALYSIS

5. General Plan

The site is designated Light Industrial on the General Plan Land Use Diagram. This classification is intended to accommodate light industrial, warehousing, and heavy commercial uses. Uses appropriate for this land use category include auto repair, bulk or warehoused goods, general warehousing,

manufacturing/assembly with minor nuisances, home improvement retail, landscape materials retail, freight or bus terminals, research oriented industrial, accessory offices, and employee-serving commercial uses, and services with large space needs, such as health clubs. The following General Plan goals and policies are relevant to the proposed project:

- LUL-I-1** Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.
- LUL-K** Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.
- UD-A-4** In new developments, minimize overall grading by limiting site grading to the minimum necessary for driveways, parking areas, and understructure areas.
- UD-A-10** Relate Landscape design to the natural setting. Require that graded areas within new development be revegetated.
- UD-A-12** Promote green building design and low impact development projects.

The following are policies and objectives shown in the Creek Master Plan that are applicable to the project:

- EC-1-1** Where discretionary approval for new development is sought adjacent to the creek, that development shall, to the extent possible, be consistent with and support the Master Plan. Planners and decision-makers will look for consistency between proposed projects and the Master Plan. The overall intent of this policy is to incorporate the creek into the project design.
- WQ-2** Use a combination of Storm Water Best Management Practices (BMPs), constructed devices, and biological systems, to remove pollutants and protect water quality.
- WQ-2-1** Require implementation of Best Management Practices to reduce drainage system discharge of non-point source pollutants originating from streets, parking lots, residential areas, business, industrial operations and those open space areas involved with the application of chemicals. Continue implementation of the Integrated Pest Management program.
- WQ-2-2** Implement the Storm Water Low Impact Development Technical Design Manual to reduce pollutants and runoff flows from new development and redevelopment projects.
- OSC-E** Ensure local creeks and riparian corridors are preserved, enhanced, and restored as habitat for fish, birds, mammals, and other wildlife.
- OSC-E-4** Require incorporation of native plants into landscape plans for new development, where appropriate and feasible, especially in areas adjacent to open space areas or along waterways.

OSC-D-9 Ensure that construction adjacent to creek channels is sensitive to the natural environment. Ensure that natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.

The project site is located within a predominantly industrial area, directly adjacent to Colgan Creek Reach 2 to the west. The proposed structures and exterior landscape improvements are set more than 50-feet from the creek setback. Required parking for the proposed uses is provided by existing surface parking facilities.

The use would assist in maintaining the economic viability of the area while ensuring compatibility with the surrounding neighborhoods. At operation, the on-site stormwater system would be composed of catch basins and underground pipes that would convey stormwater to stormwater treatment facilities located on the project site. In addition, the proposed project would include bioretention area including native landscaping that would prevent sediments from entering Colgan Creek.

Staff finds that the proposed project is consistent with applicable goals and policies of the General Plan and the Creek Master Plan.

6. Other Applicable Plans

The [Roseland Area/Sebastopol Road Specific Plan](#) (Specific Plan), adopted in November 2016, is a planning level document that addresses land use, circulation and infrastructure needs for the area located around the Southside Bus Transfer Center in southwest Santa Rosa, which includes the project site. The Specific Plan focuses on improving the physical environment for residents and employees; establishing a land use and policy framework to guide future development in the area toward transit supportive land uses and a healthy community; improving connections, particularly for bicycling and walking, to the bus transfer center, Sebastopol Road, and other key destinations; and promoting community health and equity. The Specific Plan was developed concurrently with consideration of annexation of the previously unincorporated area. The plan area includes the Roseland Priority Development Area (PDA) and part of the Sebastopol Road PDA. The community land use and streetscape preferences expressed by the Sebastopol Road Urban Vision Plan are incorporated into the Specific Plan.

The following Specific Plan goals and policies are most relevant to the Project:

ECONOMIC DEVELOPMENT GOALS & POLICIES

GOAL ED-1 Promote economic activity that creates jobs and supports local businesses.

Policy ED-1.1 Encourage job creation in the plan area, and enhance

connections to allow Roseland residents to walk or bike to work within and outside the plan area.

Policy ED-1.5 Support the expansion of existing businesses and the creation of new business opportunities in the light industrial area, which is important to the region's economic vitality.

The proposed expansion of the Canine Early Development Center would assist in maintaining the economic viability of the area; broaden the available positions for both full and part time employment within the City; and provide a viable and desirable commercial service, while ensuring compatibility with the surrounding neighborhoods through proposed facility design. The project site is 0.5-mile from a bus transit stop at Bellevue and Mooreland Avenues.

7. Zoning

The project site is located within the Light Industrial (IL) zoning district and is adjacent to IL zoned properties to the south and east. Colgan Creek, a channelized waterway, provides a buffer between the project site and the residentially zoned properties to the west. The IL zone, which is consistent with the Light Industry General Plan land use designation, is applied to areas appropriate for light industrial uses, as well as commercial service uses and activities that may be incompatible with residential, retail, and/or office uses.

As explained below, the proposed project complies with each of the land use and development standards of the Light Industrial Zoning District.

Kennel, Animal Boarding

Per [Table 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts](#), a kennel, animal boarding use is permitted in the Light Industrial Zoning District with a Minor Use Permit. The proposed veterinary clinic is ancillary to the kennel, animal boarding/training facility and would not be open to the public.

Building Height

The maximum allowable building height in the IL zoning district is 55 feet. The proposed veterinary facility has a height of an approximately 16-feet, and the proposed CEDC building is 20-feet tall.

Setbacks

Per [Section 20-24.040](#), the required side setback for IL zoning district is 5 feet when adjacent to a residential zone or residential use. The civil plan shows the side setback is 62.5-feet, measured from the property line adjacent to the residentially zoned, vacant property north of the project site.

Additionally, [Section 20-30.040](#) of the Zoning Code requires a 50-foot setback from waterways for new structures. The setbacks provide reasonable protection to owners of riparian property and the public from the hazards of stream bank failures and flooding, while allowing owners of property near waterways

reasonable use of and the opportunity to improve their properties consistent with general safety. The civil plan shows that the proposed buildings and onsite improvements are more than 50-feet from the creek setback line.

This portion of the Colgan Creek is channelized and per [Section 20-30.040 \(D\)\(3\)](#) Santa Rosa Zoning Code, “Where a fully channelized waterway exists, structures may be closer to the top of the bank than a distance of 2.5 times the depth of the bank plus 50 feet, subject to the following standards: the setback encroachment will not obstruct or impair the channel’s hydraulic functions; impede City or Sonoma Water access or maintenance of the channel; impair the stability of the slope, bank, or maintenance of the channel; or impair the stability of the slope, bank, or creek bed fountain, all as determined by and approved by the Planning and Economic Development Department, the Water Department, and additionally Sonoma Water for projects adjacent to Sonoma Water owned or controlled channelized waterways.”

The Santa Rosa Planning and Economic Development Department and Santa Rosa Water have approved the proposed project design as it relates to the proposed distance from Colgan Creek. Sonoma Water has received project plans and no comments were received that would prohibit the development as proposed.

Parking

Pursuant to Zoning Code [Section 20-36.040](#), Table 3-4, “kennel, animal boarding” requires one space per 500-square-feet, plus one space per 1,000-square-feet of boarding area. The applicant will provide 68 parking spaces, which exceeds the required parking spaces.

Outdoor Lighting

Site lighting will be downlit in the form of exterior wall sconces.

8. Design Guidelines

The following is a list of applicable design guidelines and/or policies from the City of Santa Rosa Design Guidelines.

- 3.4.I.B** To encourage business and light industrial parks to respect the existing natural features of a site.
- 3.4.I.F** To accommodate bicyclists.
- 3.4.I.H** To promote energy efficient design.
- 3.4.II.A.1** Incorporate existing natural features such as trees, topography, creeks and riparian vegetation into the site plan. These and similar natural elements should be considered when developing a site plan. Every effort should be made to preserve dominant elements, such as mature trees, for example. When trees must be removed mitigation may be required.

- 3.4.II.B.5** Design the buildings and landscaping to enhance the streetscape and create an inviting pedestrian experience along the sidewalk fronting the project.
- 3.4.III. A.2** Design buildings to fit in to the character and context of the surrounding area. Buildings should not be stylized or ornamented in a garish and conspicuous manner.
- 3.4.III.B.4** Choose materials and colors thoughtfully and carefully detail connections and joining of materials. Avoid “false” or “decorative” facade treatments where unrelated materials are haphazardly placed on the building.
- 4.1.I E.** To develop landscaping that is easily maintained and conserves water.
- 4.1.II.6** Select landscape materials and plants that are appropriate in scale and function to the locations in which they are placed.
- 4.4.I.A** To preserve existing creeks and riparian vegetation along creek corridors.
- 4.4.I.B** To prevent contamination and sedimentation of creeks.
- 4.4.I.E** To encourage development along creek corridors by treating the corridors as open space amenities rather than undesirable elements with back-on treatment.
- 4.4.I. F** To accommodate storm drainage requirements without damaging the natural character of a creek corridor.
- 4.4.I. G** To design projects and storm drainage systems that comply with the National Pollution Discharge Elimination System (NPDES) standards.
- 4.4.II.A.1** Preserve waterways in their natural state.
- 4.4.II.B.2** Incorporate filtering recharge techniques such as detention basins, natural swales and rock filtering to clean pollutants out of storm water collected on a site before the water enters the City’s waterway system.

The project design maintains design characteristics of the existing one-story stucco building and enhances the campus with updated design themes, which include extensive landscaping, with large lawn areas, a decorative plaza, water feature, and driveway arbor. The new structures consist of smooth acrylic finish stucco walls with parapets, exposed “reglet” score lines, metal roofing accents, updated shade devices in the form of steel awnings. Both structures will screen rooftop mechanical equipment behind parapet walls. The proposed project would include a bioretention area with native landscaping to the west of the project roadway and parking area, and the proposed structures and onsite improvements are more than 50-feet from the creek setback.

9. Neighborhood Comments

There have been no neighborhood comments received at the time of writing this staff report. Any new comments received will be shared with the Design Review Board at the Design Review Board meeting.

ENVIRONMENTAL IMPACT

On January 20, 2022, the Zoning Administrator is scheduled to act on a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the project. Staff will update the Design Review Board on the action taken at the Design Review Board meeting. If the Zoning Administrator adopts the Mitigated Negative Declaration and MMRP as recommended by staff, this project will comply with the California Environmental Quality Act (CEQA) with the implementation of the MMRP.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

During the February 4, 2021, Concept Design Review meeting, the Design Review Board provided the following nonbinding comments, recommendations, and considerations:

- 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.
- 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.

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. The WAC had no major comments and/or concerns with the proposed design and layout of the project.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices. As of the writing of this report, no comments have been received by the City.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – Neighborhood Context Map
Attachment 4 – Initial Study, Mitigated Negative Declaration, & MMRP
Attachment 5 – Plans
Attachment 6 – Design Narrative
Attachment 7 – Site Photos
Attachment 8 – Concept Design Review Meeting Minutes, 02/04/2021
Attachment 9 – Renderings
Attachment 10 – Landscape Plans

Resolution – Design Review

CONTACT

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