

## **Planning and Economic Development**

100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404

### **Project Address:**

1111 Petaluma Hill Rd.  
Santa Rosa, CA 95404

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### **To the Planning Commission,**

On behalf of Vintage Veterinary Hospital, we respectfully submit this application for a **Minor Use Permit** in support of our proposed new veterinary facility at 1111 Petaluma Hill Road. Our goal is to provide Santa Rosa and the surrounding communities with access to a state-of-the-art veterinary hospital offering both general practice and specialized services.

Our hospital will feature a wide range of advanced care options including special procedures, dental care, endoscopy, surgery, CT imaging, and more—alongside standard veterinary services. These offerings are designed to meet the increasing demand for high-quality veterinary care in the region by expanding service capacity and enhancing the overall patient and client experience. Vintage Veterinary Care is locally owned in contrast to most veterinary practices in Sonoma County.

- The demolition permit, for 564 Barham Avenue (Permit No. B25-3200), located on the adjacent property where our proposed facility will be, is currently under review.
- There is street parking available at 564 Barham for employees. (shown on plan)

We are hopeful that the improvements associated with these lots will enhance the neighborhood and contribute positively to the overall aesthetics of the area.

### **Hours of Operation:**

Initially, Vintage Veterinary Care will be open 5 days a week but expected to expand to being open 24 hours a day. 7 days a week- including all holidays- to always ensure access to exceptional veterinary care.

### **Staffing and Patient Volume:**

The hospital will employ approximately 15 staff members and is expected to treat approximately 25 patients per day.

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## **Project Overview**

### **1. Interior Renovation:**

A complete build-out of the interior space, including new walls, finishes, HVAC systems, plumbing, electrical, and flooring.

## 2. Exterior Improvements:

- Installation of a larger entry overhang
- Repainting of the building exterior
- New landscaping on Barham Avenue and Petaluma Road, along with the front area, with new corrugated fencing to significantly enhance curb appeal (as shown on plan)

## 3. Parking Enhancements:

- Reconfiguration of parking layout and driveway entries for improved traffic flow and convenience

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### Additional Information

- **Outdoor Use:** There will be no outdoor kennels or off-leash areas. All animals will remain leashed while being transported to and from the facility.
- **Odor Control:** All odors will be effectively managed through the use of veterinary-grade cleaning agents (e.g., Trifectant), a multi-zone HVAC system, and strategically placed exhaust fans.

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We believe this new facility will be a valuable asset to the community by improving access to veterinary care, reduced waiting times, increasing parking availability, and delivering services in a modern and welcoming environment. Approval of this Minor Use Permit will allow us to continue supporting pet owners with compassionate, high-quality care from a trusted and experienced veterinary team.

Thank you for your time and consideration.

Sincerely,

**The Vintage Veterinary Hospital Team**