

**Sonoma County**  
**Combination Planning Commission**  
**Board of Zoning Adjustments**  
***ACTIONS***

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

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Date: **May 27, 2010**  
Meeting No.: **10-010**

**ROLL CALL**

**Commissioners**

Don Bennett  
Paula Cook  
Dennis Murphy  
Tom Lynch  
Bob Williams, Chair

**Staff Members**

Jennifer Barrett  
David Hurst  
Steve Padovan  
Ken Ellison

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**BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR**

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**Item No. 1**    **Time:**    **1:05**    **File:**    **UPE09-0033**  
**Applicant:**    **Steve Canelis**    **Staff:**    Steve Padovan  
**Env. Doc.:**    Mitigated Negative Declaration  
**Proposal:**    Request for a use permit for a wholesale landscape materials and aggregate distribution facility with a maximum annual capacity of 150,000 tons on a 4.5 acre portion of a 17 acre site including an outdoor materials yard, offices, truck scale and truck and equipment parking.  
**Location:**    1070 Airport Blvd., Santa Rosa  
**APN:**    059-240-009    **Supervisorial District:**    4  
**Zoning:**    Zoning M2 (Heavy Industrial)-40,000 square feet average/ MP (Industrial Park) two (2) acre average, BR (Biotic Resource), F1 (Floodway Combining District), SR (Scenic Resource), VOH (Valley Oak Habitat)  
  
**Action:**    **Commissioner Murphy** made a motion to **Continue the hearing to August 26, 2010 at 1:05 p.m.** seconded by **Commissioner Williams** and passed on a 5-0-0-0 vote.

Bennett: aye    Cook: aye    Murphy: aye    Lynch: aye    Williams: aye  
Ayes: 5    Noes: 0    Absent: 0    Abstain: 0

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**PLANNING COMMISSION REGULAR CALENDAR**

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**Item No. 1**    **Time:**    **1:30 p.m.**    **File:**    **PLP05-0002**  
**Applicant:**    **Sutter Medical Center**    **Staff:**    Ken Ellison  
**Env. Doc.:**    Environmental Impact Report  
**Proposal:**    Request for a new Sutter hospital and Luther Burbank Memorial Foundation master plan (PLP05-0002), on an approximately 53 acre site (consisting of four lots - APN's 058-040-058, 059, 060, & 061), plus one additional 1.41 acre lot (apn 058-040-036), located at 50 Mark West Springs Road and 4585 Old Redwood Hwy, Santa Rosa, Supervisorial District 4, to include:

- 1) A General Plan amendment to include the approximately 53 acre site (APN's 058-040-058, 059, 060, & 061) and one additional 1.41 acre parcel (058-040-036) inside the Larkfield-Wikiup urban service boundary, and a potential General Plan area policy to describe allowed uses on the Sutter/Luther Burbank site, and
- 2) Use permits for:
  - A. The new Sutter Hospital master plan on APN's 058-040-058 & 059, consisting of:
    1. 70 bed sutter hospital, in a two story approximately 126,000 square foot building
    2. Central utilities plant in an approximately 11,000 square foot building and associated maintenance buildings and storage tank area
    3. 28 bed physicians hospital, in a 3 story approximately 100,000 square foot building
    4. Heli-stop
    5. Medical offices, in a 3 story approximately 80,000 square foot building
    6. Setback reduction pursuant to code section 26-88-040g to allow reduced building setbacks and connections between the medical buildings
    7. Building height increase above 35 feet pursuant to code section 26-52-050(a)(1) to allow three story buildings
    8. A future hospital expansion of up to 29 beds, in one and two story additions totaling approximately 36,000 square feet
    9. Parking facilities to serve the project
  - B. The Luther Burbank Memorial Foundation master plan on APN's 058-040-060 & 061, including relocation of the maintenance building, playground, and playing fields, construction of a permanent sound berm east of the existing buildings, and limitations on allowed outdoor uses
  - C. Public water wells to serve only the Sutter property
- 3) A Minor Lot Line Adjustment between two parcels of approximately 10 acres (apn 058-040-059) and 25 acres (apn 058-040-060) in size, to create two parcels of approximately 10 acres and 25 acres in size, and
- 4) A Major Subdivision of two lots (APN's 058-040-058 & 059) totaling approximately 25 acres, into five lots and a parcel 'a' , and
- 5) Design Review of all physical changes/improvements to the site

Environmental review of this project includes annexation of the property into the local sewer district and connection to public sewer and water

Location: 50 Mark West Springs Road, Windsor

APN: 058-040-059

Supervisorial District: 4

Zoning: PF (Public Facilities) - SR (Scenic Resource) - SD (Scenic Design) - VOH (Valley Oak Habitat), and (on APN 058-040-036 only) RR (Rural Residential) - B6 - 1 acre density - VOH

### Board of Supervisors Hearing on August 3, 2010

**Action:** **Commissioner Murphy** moved to recommend approval to the Board of Supervisors as recommended by staff with modified conditions. Seconded by **Commissioner Bennett** and passed with a 5-0-0-0 vote.

Resolution No: 10-011

Bennett: aye      Cook: aye      Murphy: aye      Lynch: aye      Williams: aye  
Ayes: 5          Noes: 0          Absent: 0          Abstain: 0

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