



Sonoma County Planning Commission **ACTIONS**

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

MEETING HELD AT BOARD OF SUPERVISORS CHAMBERS

575 Administration Drive, Room 102A, Santa Rosa, CA

Date: **January 14, 2010**

Meeting No.: **10-01**

ROLL CALL

Commissioners

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

Staff Members

Jennifer Barrett
Ken Ellison
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

REGULAR CALENDAR

Item No. 1	Time:	1:05 p.m.	File:	PLP05-0002
	Applicant:	Sutter Medical Center		
	Con't from:	December 10, 2009	Staff:	Ken Ellison
	Env. Doc.:	Environmental Impact Report		
	Proposal:	Request for a new Sutter Hospital and Luther Burbank Memorial Foundation Master Plan on an approximately 53 acre site consisting of four lots to include:		

1) A General Plan Amendment to include the approximately 53 acre site (APN's 058-040-058, -059, -060 and -061), and one additional 1.41 acre parcel (058-040-036) inside the Larkfield-Wikiup Urban Service Boundary, and a potential General Plan 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 and -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
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- building
 - 4. Helistop
 - 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 reduce 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
 - 9. Parking facilities to serve the project
- B. The Luther Burbank Memorial Foundation Master Plan on APN's 058-040-060 and -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. A public water well to serve only the Sutter property, and
- 3) a Minor Lot Line Adjustment between two parcels of approximately 10 acres (APN 059-040-059) and 25 acres (APN 058-040-060), resulting in two parcels of approximately 10 acres and 25 acres, and
 - 4) a Major Subdivision of two parcels (APN's 058-040-058 and -059) totaling approximately 25 acres, creating five parcels and a Parcel "A", and
 - 5) Design Review of all physical changes/improvements to the site.

Environmental Review of this project will include annexation of the property into the local sewer district and connection to public sewer and water.

Location: 50 and 100 Mark West Springs Road, and 4585 Old Redwood Highway
APN: 058-040-060, -036, -058, -059, -061 Supervisorial District: 4
Zoning: PF (Public Facilities), SD (Scenic Design Regulations), SR (Scenic Resource), VOH (Valley Oak Habitat) / RR (Rural Residential), B6 - one acre density, VOH (Valley Oak Habitat) for APN 058-040-036.

Board of Supervisors Hearing date to be determined

Action: Continued off calendar for preparation of the final EIR.
Appeal Deadline:
Resolution No:

Bennett: Cook : Murphy : Lynch : Williams:
Ayes: Noes: Absent: Abstain:
