



# Sonoma County Planning Commission AGENDA

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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## MEETING TO BE 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

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**Disabled Accommodation:** If you have a disability which requires an accommodation, an alternate format, or requires another person to assist you while attending this meeting, please contact Sue Dahl at (707) 565-1947, as soon as possible to ensure arrangements for accommodation.

**1:00 PM** Be Courteous - Please turn off cell phones and pagers while the meeting is in session.

Call to order and Pledge of Allegiance

**Approval of Minutes -**

**Correspondence**

**Planning Agency Report**

**Public Appearances** - The Planning Commission invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Time limitations are at the discretion of the chair. It is recommended that you keep your comments under 5 minutes. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the Planning Commission members.

**Items scheduled on the agenda** In order to expedite the meeting, it is requested that you fill out a speaker card before speaking.

The Commission also invites interested persons to submit written comments and presentation which will be entered into the permanent record. Written comments and presentations may be submitted prior to the meeting by mail addressed to: Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. You may also hand-deliver comments and presentations to the above address. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the Agenda packet are available for public inspection at the above address. Office hours are Monday, Tuesday, Thursday and Friday 7:30 a.m. - 4:00 p.m. and Wednesday from 10:00 a.m. - 4:00 p.m.

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## REGULAR CALENDAR

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**If you wish to speak** on an item under discussion by the Planning Commission which appears on this agenda, you may do so upon receiving recognition from the Chairperson. State your name and address for the record before making your presentation. All hearings are taped. Time limitations on public testimony may be imposed at the discretion of the Chairperson.

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**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 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    **Supervisory District:** 4

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