

**Sonoma County**  
**Combination Planning Commission**  
**Board of Zoning Adjustments**  
**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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Date: **May 27, 2010**  
Meeting No.: **10-010**

**ROLL CALL**

**Commissioners**

Bennett  
Cook  
Murphy  
Lynch  
Williams, Chair

**Staff Members**

Barrett  
Hurst  
Padovan  
Ellison

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**ADA Accessibility:** The County of Sonoma does not discriminate on the basis of disability and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. This hearing is located in an accessible facility. If you wish to request a copy of the agenda in an alternate format or attend this meeting and you will require special assistance in order to participate, please contact Sue Waxman at (707) 565-1947 or [swaxman@sonoma-county.org](mailto:swaxman@sonoma-county.org) at least 72 hours in advance of the meeting to make arrangements.

**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** - April 1, 2010 and April 15, 2010

**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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## BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

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**If you wish to speak** on an item under discussion by the Board of Zoning Adjustments 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**    **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:**  
**Appeal Deadline:**  
**Resolution No:**

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

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## PLANNING COMMISSION 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:**    **1:30 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. 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 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 June 29, 2010**

**Action:**

Appeal Deadline:

Resolution No:

Bennett:

Cook:

Murphy:

Lynch:

Williams:

Ayes:

Noes:

Absent:

Abstain: