

EMERYVILLE PLANNING COMMISSION

STAFF REPORT

Agenda Date: August 27, 2026

Report Date: August 20, 2026

TO: Planning Commission

FROM: Community Development Department
Miroo Desai, Project Planner and Project Manager

SUBJECT: **Sutter Hospital Medical Center Project Environmental Impact Report (EIR) Scoping Meeting (PUD25-001)**

PROJECT LOCATION: 5300 Chiron Way
(APNs: 49-1558-2; -4;-5;-6; 49-1544-2;49-1041-29-1)

APPLICANT/ OWNER: Sutter Health (Contact: Vahram Massehian, Senior Project Manager)
(Vahram.massehian@sutterhealth.com)
2200 River Plaza Drive
Sacramento, CA 95833

PROJECT DESCRIPTION: A public Scoping Meeting to accept comments from responsible agencies and the public about the scope of the EIR that will be prepared for the proposed Sutter Hospital Medical Center. This meeting gives the public and the Planning Commissioners an opportunity to weigh in on the potential topics the Draft EIR should address, including traffic, air quality, and/or noise. The City of Emeryville, as CEQA Lead Agency, issued a Notice of Preparation on August 14, 2026, marking the beginning of a 30-day public review period during which written comments may also be submitted.

The proposed project consists of a new 330-foot tall, 785,000 square foot hospital building; a new 55,600 square foot building for either medical office use or a 133-unit residential building; and conversion of two existing buildings to medical office uses totaling 563,200 square feet.

GENERAL PLAN: Office/Technology and Park/Open Space

ZONING DISTRICT: Planned Unit Development (PUD-3)

ENVIRONMENTAL

STATUS: Staff has determined that an Environmental Impact Report (EIR) will be prepared for the project. The 30-day Notice of Preparation (NOP) review period began on August 14, 2026. The NOP was posted by the State Clearinghouse on August 17, 2026 (SCH No. 2026080507), establishing a state agency review period ending September 15, 2026. The City will accept comments on the scope and content of the EIR through 5:00 p.m. on September 15, 2026.

RECOMMENDED COMMISSION ACTION: Receive public and Commission comments about what information and analysis should be included in the EIR; no action on Project will be taken at this meeting.

SUMMARY BACKGROUND

Sutter Health acquired the Emery Yards property from Biomed Realty in 2025 with the intention of building a hospital and ambulatory medical offices and subsequently submitted an application for the project in Spring 2026 (the Project). The Project was reviewed by the City's various committees in June 2026, including Bicycle/Pedestrian Advisory Committee, Parks and Recreation Committee, and the Commission on Aging. The Planning Commission held a study session on the Project at its June 25th meeting. The City Council held a study session on the Project at its July 21st meeting.

The City has determined that the Project's environmental impacts are potentially significant and an Environmental Impact Report (EIR) will be prepared. An EIR is intended to identify potential impacts of a proposed project and to recommend mitigation measures and alternatives which can avoid or reduce any significant impacts. The City will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and for land use and Project approvals. As such, the City has the responsibility of preparing an EIR for the Project.

The 30-day Notice of Preparation (NOP) review period began on August 14, 2026. Members of the public are free to submit written comments on the scope of the Project EIR. This scoping meeting is being held pursuant to CEQA Guidelines section 15082 in order to solicit public and Planning Commission comments on the potential environmental impacts that should be considered and analyzed in the EIR. Specifically, comments should focus on discussing possible impact on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project.

The NOP was posted by the State Clearinghouse on August 17, 2026 (SCH No. 2026080507), establishing a state agency review period ending September 15, 2026. The City will accept comments on the scope and content of the EIR through 5:00 p.m. on September 15, 2026. Written comments are encouraged and should be sent to Miroo Desai, Planning Manager, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608 or by e-mail to mdesai@emeryville.org

PROJECT DESCRIPTION

The Project is the proposed redevelopment of the site into a medical campus, including a hospital, medical office buildings (MOBs), open space and circulation improvements, parking, and either an additional MOB or housing as a project variant. The proposal includes construction of two new buildings (B8 and B1), re-use of the two existing buildings (B4 and B2/3), and demolition of the PDU building to create a new park space. The existing Hollis Green will be partially redesigned to create space for a shuttle depot. Please see Sheet 8 of the attached plans (entitled *Site Plan – Proposed Emeryville Medical Center Project Site and Building*, Attachment 1)

Table 1 below summarizes key characteristics of each building proposed for Sutter’s portion of the PUD/PDP area:

Building Name	Sq. ft. ¹	Height/ Stories	Uses	Hours of Operation	Population ²
<i>New Buildings</i>					
B8 Hospital	785,000	330 feet/ 15 + 2 stories (mechanical + helipad)	- 325-bed Hospital - Labor and Delivery - Neo-natal care unit - Postpartum - Medical-Surgical - Intensive Care Unit - ER and Operating Rooms - Program elements including a clinical laboratory, inpatient pharmacy, administration, receiving and central supply areas, central utility plant, and a loading dock. - Helipad – located at a height of 294 feet at a frequency of approximately one round-trip flight per day, including nighttime hours - patient transport	24/7 3 shifts	163 physicians+1,886 employees 488 visitors daily
B1 (Two variants)	55,600	50 feet/ 3 stories OR	Medical office (MOB) and parking (53 spaces) OR	7am to 7pm, M-F;	25 physicians + 97 employees daily

		95 feet/8 stories	Housing (133-units) and parking (52 spaces) 9 ADA spaces for B2/3	8am to Noon Saturdays	1088 visitors daily
<i>Existing Buildings</i>					
B4	292,500		MOB and associate support space	7am to 7pm, M-F; 8am to Noon Saturdays	134 physicians + 509 employees daily 5,829 visitors daily
B2/3	270,700	114 feet/7 stories	- MOB - Surgical center - Urgent care - Pharmacy - Blood lab - Specialty clinics (OB/GYN; prenatal; urology; ENT; pediatrics)	7am to 7pm, M-F; 8am to Noon Saturdays	107 physicians + 489 employees daily 4,655 visitors daily
PDU Building Site	20,700	15 feet/1 story	Demolish and install a park	TBD	N/A
B13/14	710,641	103 feet/11 levels	1,991 spaces; 1200 sq. ft. commercial space	24/7 Regular business hours	N/A
¹ Total Net Square Feet of Buildings: 1,405,800 (excludes garage) ² Total Daily Personnel Population = 3,410 Total Daily Visitor Population = 12,060					

Site Circulation

Vehicular Circulation:

Sheet 29 of the attached plans (entitled *Site Circulation – Proposed Public/Visitor/Employee Vehicular Circulation, Attachment 1*) illustrates how vehicles will access the site. The proposal involves removal of the traffic diverter on Horton Street and conversion of Chiron Way into a south-bound one-way street to accommodate anticipated vehicular trips. The main entrance of the hospital (B8) is proposed at 53rd Street, and the main entrance of existing Building B2/3 will

be relocated from Hollis Street to Chiron Way. The main entrance of existing Building 4 at Chiron Way will not be changed. Hollis and Horton Streets will continue to function as two-way streets with access to the garage occurring at two entrances on Horton Street.

Sheet 29 also shows the location of passenger pick-up and drop-offs located along 53rd Street and Chiron Way.

Ambulance Circulation

Primary routes for ambulances arriving at the hospital are Hollis Street and Peladeau Street/Chiron Way. Ambulances will arrive and park at the rear of Building 8 using Chiron Way. (See Sheet 30, entitled *Site Circulation – Proposed Ambulance Circulation*, Attachment 1). Horton and 53rd Streets are shown as being secondary access routes for ambulances.

Service Vehicles Circulation

Service vehicles will primarily use Hollis Street, Stanford Avenue, Chiron Way and a portion of Horton Street. Service loading bays provided at Building B8 will be accessed via Horton Street, while loading docks at Building 4 and Building 2/3 will be accessed via Chiron Way. (See Sheet 31, entitled *Site Circulation – Proposed Service Vehicle Circulation*, Attachment 1).

Shuttle Circulation

Sutter is proposing to operate a dedicated shuttle service to transport staff and patients/visitors between the Emeryville campus and the Emeryville Amtrak Station, MacArthur BART Station, West Oakland BART Station and off-site parking facilities in Berkeley and Oakland. Off-site parking facilities are being considered in several locations, including in Berkeley near the Alta Bates Ashby hospital (APN 52-1573-81-4) and in Oakland, at the Alta Bates Summit campus (APN 9-746-41). Employees parking at these off-site parking facilities will be shuttled to/from the proposed Emeryville campus. The shuttle pick-up/drop-off location will be on the west side of Hollis Street. The vehicle fleet will include approximately 11 employee shuttles (20-person capacity), that are expected to arrive every 5 minutes during peak hours (7-9 AM and 4-6 PM) and every 20 minutes during off-peak hours. The shuttle system's hours of operation will be from 4:30 AM to 9:00 PM, with on call shuttle service expected to be available between 9:00 PM to 2:00 AM. An additional fleet of four to eight larger shuttles will carry employees and visitors round-trip from the Project site to the Emeryville Amtrak Station, MacArthur BART Station and West Oakland BART Station. These larger transit shuttles are expected to arrive every 15 minutes during peak and off-peak hours at the Amtrak Station and both BART stations. The transit shuttle system's hours of operation will be 24 hours a day, 7 days a week.

See Sheet 28 (entitled *Site Circulation – Proposed Shuttle Circulation*, Attachment 1) to see shuttle routes that will run along Hollis, Horton and 53rd Streets, and Stanford Avenue.

Bicycle Circulation

Sheet 26, *Site Circulation – Proposed Bicycle Circulation*, outlines existing bicycle circulation and identifies existing bicycle facilities including bicycle lanes, bicycle boulevard, separated (raised) bikeways and separated (street level) bikeways. This sheet also shows locations of bicycle parking at all buildings except the hospital. No details regarding the proposed number of short-term and long-term spaces have been provided at this time.

New Bike Infrastructure: As noted under the Vehicular Parking section above, the existing traffic diverter on Horton Street is proposed to be removed to allow vehicular flows. The Project now proposes a separated, raised bikeway on Horton Street between 53rd Street and 62nd Street. See Sheets 13 and 26.

Pedestrian Circulation

Sheet 27, *Site Circulation – Proposed Pedestrian Circulation*, outlines existing pedestrian pathways. The Project proposes a new sidewalk along the hospital frontage on the west side of Chiron Way, extending from 53rd Street to the current sidewalk terminus just north of the proposed hospital site. The Project would also install a midblock crossing on Chiron Way to facilitate pedestrian crossings between the hospital and the MOB.

Open Space and Landscape Plan

Sheets 9 and 10 of the attached plans (Attachment 1) illustrate existing open space/landscape plan and conceptual open space/landscape plan, respectively. The Project will add approximately 25,850 square feet of new park space by demolishing the existing PDU building and constructing a new park. Concept designs of this new park are illustrated on Sheets 21 to 23.

A total of 20 street trees are proposed to be removed (14 on 53rd Street and 6 on Horton Street) to accommodate the new hospital. An additional 40 private trees are also proposed for removal, though their locations are not noted on the plans at this time. The Project includes the planting of approximately 55 new, private trees along Horton and 53rd Streets and in the proposed park.

Phasing

The Project build out would be phased over approximately 10 years and begin with Building 2/3 improvements, which are expected to last approximately 2 years; hospital construction would have some overlap with the construction schedule for Building 2/3 and would take approximately 71 months; followed by Building 4 for approximately 1.5 years; Building 1 build out would take 2 years and begin after hospital operation; prior to that, the Building 1 site would be used for construction coordination.

KEY CHANGES SINCE LAST STUDY SESSION

The applicant has submitted revisions to the Project proposal since the Planning Commission's study session in June (with revised plans dated August 5, 2026). The revised plans now indicate a larger workforce housing variant on parcel B-1, increasing the unit count from 57 to 133 as indicated in Table 1 above. The plans also include inclusion of separated, raised bicycle lanes

between 53rd Street and 62nd Street (See Sheets 13 and 26). In addition, the Project now proposes demolition of the PDU site and installation of a new park of approximately 25,850 square feet at this site (See Sheets 10 and 21 to 23). The shuttle depot will now be accommodated at the Hollis Green, without removal of any existing redwood trees (See Sheets 28 and 24).

The applicant has also requested that the EIR evaluate, as Project components or clearly identified Project variants, the addition of a traffic diverter east of Hollis Street on 53rd Street and the use of additional leased parking within the Bay Street parking garage.

ENVIRONMENTAL REVIEW PROCESS

Staff has determined that an EIR is required. The main purpose of the scoping meeting is to solicit comments from both the Planning Commission and the public on potential environmental impacts that should be considered and analyzed in the EIR. Specifically, comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project. Comments related to policy considerations and the merits of the Project will be the subject of future, duly noticed public meetings.

The 30-day Notice of Preparation (NOP) review period began on August 14, 2026. The NOP was posted by the State Clearinghouse on August 17, 2026 (SCH No. 2026080507), establishing a state agency review period ending September 15, 2026. The City will accept comments on the scope and content of the EIR by 5:00 p.m. on September 15, 2026.

Staff anticipates that the Draft EIR (DEIR) will be available in the early Spring of 2027. The EIR will address potential environmental impacts associated with construction and operation of the Project including potential impacts associated with all necessary zoning, grading and building permits, and other discretionary actions required by the City of Emeryville and other governmental agencies. Once the DEIR is published, staff will respond to any comments submitted through the DEIR comment period process and move toward the final consideration of the Project once the final EIR (FEIR) is completed.

The Project could potentially have significant environmental impacts related to the following environmental review areas, which will be evaluated in the Draft EIR: Land Use & Planning, Cultural Resources, Traffic and Transportation, Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Geology and Soils, Noise and Vibration, Aesthetics (Wind, Shade and Shadow), and Public Services and Utilities. The Project is not anticipated to have significant environmental impacts related to Agriculture and Forestry Resources, Mineral Resources, and Wildfire. A brief discussion of each of these impact categories and documentation as to why potential impacts will not be significant will be provided in the Draft EIR.

The Draft EIR will also examine a reasonable range of alternatives to the Project, including the CEQA mandated No Project Alternative and other potential alternatives that may reduce or avoid any significant environmental effects.

RECOMMENDATION

Staff request the public and the Planning Commission provide comments on what types of information and analysis, including alternatives, should be considered in the EIR.

Attachments:

1. [Sutter Hospital Medical Center Plans dated August 5, 2026](#)
2. [Notice of Preparation](#)