

Planning Commission Written Comment Card

Submitted on 25 June 2026, 2:46pm
Receipt number 3
Related form version 0

Name Bill Reuter & Ruth Major

Phone Number 5106538881

Email Address rsmajor@comcast.net

Street Address 2 Commodore Drive #175

City Emeryville

State CA

Zip Code 94608

Meeting Date 06/25/2026

I wish to comment about Sutter Hospital

My comments

To Planning Commissioners,
We are concerned about the Sutter plan to build a complex medical facility here in Emeryville. Whatever the potential economic gains for the city, we do not think in the long term this proposal advances quality of life for citizens of Emeryville, certainly not for those living in the vicinity of the proposed project nor for the rest of us. The disruptions all this will cause far outweigh any short or, especially, long term advantages for the city. We are two long time residents (Bill since 1979, Ruth since 1984) and have been activists for causes or in services seeking to keep our city livable and prosperous. We join many other concerned citizens in opposing this inappropriate use of the site designated. We will be attending your meeting and discussion of the Sutter project via Zoom this evening. We are counting on you to give the issue your closest and, appropriately, critical attention.

The Importance of the Quality of the Work Environment

Planning Commission Written Comment Card

Submitted on 24 June 2026, 1:55pm
Receipt number 1
Related form version 0

Name Damien Reggio

Phone Number

Email Address

Street Address

City

State

Zip Code

Meeting Date 06/25/2026

I wish to comment about Sutter Hospital Medical Center (PUD25-001)

My comments

I think it is great we are getting a hospital, the people and business it will bring to the area are a benefit.

My one concern is westbound bicycle traffic on 53rd. This is a major bicycle route connecting to the Emeryville Greenway. Westbound bicycle traffic will be endangered by the curb cuts, pedestrians and loading/unloading of hospital patrons.

I request that you consider removing the westbound raised bicycle path and expanding the eastbound raised bicycle path to be bidirectional to mitigate these issues.

Maritime st nearby is an example where this has been successfully accomplished.

Thank you,
Damien Reggio

Planning Commission Written Comment Card

Submitted on 24 June 2026, 11:45pm
Receipt number 2
Related form version 0

Name

Phone Number

Email Address

Street Address

City Emeryville

State CA

Zip Code 94608

Meeting Date 06/25/2026

I wish to comment about Sutter Hospital Medical Center & Noise Pollution

My comments

The noise pollution caused by daily and nightly ambulance sirens and emergency helicopter landings/departures will negatively impact the quality of life and health of some Emeryville residents who live on/near Hollis Street or near the proposed hospital site.

I urge the Planning Commission to actively seek out more detailed data from Sutter Health as well as published scientific research that will enable you to predict and imagine the proposed hospital's impact on our acoustic environment, human health, and quality of life.

The June 25th Planning Commission Staff Report states on page six that an emergency helicopter will land at a "frequency of approximately one round-trip flight per day, including nighttime hours." There are no details regarding the flight path and sound

level of an emergency helicopter as it would fly over Emeryville and land at the hospital.

The Planning Commission Staff Report states on page seven, "Primary routes for ambulances arriving at the hospital are Hollis Street and Peladeau Street/Chiron Way." But there is no information in the report regarding the approximate frequency and time-of-day of ambulance trips that require sirens.

Please dig into this important topic. Don't allow an analytical gap to diminish the quality and integrity of the City's decision-making process for the Sutter Hospital Medical Center.

ABOUT EMERY BAY VILLAGE (EBV)

Residential complex on 53rd Street (between Hollis & San Pablo) located 1 block east of proposed Sutter Health project

- Residential complex of 100+ condos across 40+ buildings.
- **One of the city’s largest tree canopies:** Emery Bay Village is home to one of the largest tree canopies in the city and a natural habitat to birds & wildlife. *(Action: EIR request)*
- Between Hollis & San Pablo, 53rd Street runs through Emery Bay Village, Spur Alley (incl youth gymnastics center), and multiple schools (Emeryville Child Development Center, Anna Yates K-8, Emery High School). *(Action: General Plan amendment request)*

KEY SCHOOL CORRIDOR OBSERVATIONS (TRAFFIC OFFICER)

On-the-ground observations were shared with me during an informal 15-minute discussion with the traffic officer regularly stationed outside the school during peak hours. Personal key takeaways (some may have EIR or Sutter planning impacts):

- **By foot:** Students begin arriving on foot around 8:00 a.m. from multiple directions all over the city, including: *The Emery* apartments on *Hubbard Street*, apartments near *65th Street*, apartments on *Christie*, from *San Pablo corridor*.
- **By bus:** Students arrive by Emery Go Round (53rd & Hollis).
- **53rd Street key walking route for students:** Many will walk through 53rd Street on the sidewalk adjacent to Emery Bay Village as part of their route to/from school.
- **After school:** After 3:00 p.m. bell, many students remain in the area for after-school programs.
- **San Pablo Avenue challenges:** 4 way; vehicles back up at the San Pablo light (runs on a different signal schedule in AM).
- **Oakland jurisdiction:** Parts of 53rd near school fall within Oakland’s jurisdiction; may limit enforcement of certain citations.

CITY GENERAL PLAN

Figure 5-3: Current Designated Pedestrian Priority Zones



CEQA & CITY REQUESTS



SOW Figure 7 with public comment annotations

- 1. Expand traffic study beyond current scope’s preliminary set of 79 study locations.** Add ≥ 3 overlooked access points along 53rd Street impacting Emery Bay Village, Spur Alley, and the school sites.
- 2. Expand traffic study (Spur Alley corridor):** Spur Alley does not appear to be reflected in EIR scope of work. Spur Alley, located next to Emery Bay Village, is likely the closest side street to Hollis and Sutter Health. Spur Alley stretches over multiple blocks from 45th Street to Stanford, across multiple businesses, including a kid’s gymnasium center.
- 3. Ecological impact study (Emery Bay Village):** Require ecological impact study to be conducted for Emery Bay Village (e.g. impacts to tree canopy and wildlife habitat resulting from potential construction, air quality, acoustic impacts e.g. ambulances).
- 4. Ecological impact study (near Shuttle Depot):** Require ecological impact study to be conducted for Temescal Creek, the waterway located alongside the South Bayfront Bridge and next to the demolition site for the proposed Shuttle Depot.
- 5. Student pedestrian impact:** Expand the transportation analysis to include official student pedestrian study that maps common walking routes to/from schools, and evaluates project-related impacts.
- 6. Zoning designation for 53rd Street radius:** Amend General Plan to apply Pedestrian Priority Zone designation to entire 53rd Street between Hollis & San Pablo radius. Between Hollis & San Pablo, 53rd Street connects through Emery Bay Village multi-family housing, Spur Alley (including a youth gymnastics center), a preschool, an elementary school, a middle school, and a high school. *(see public comment annotation in red; Figure 5-3 of City’s General Plan)*

KEY PRIORITY: SAFE ROUTES TO SCHOOL TO EMERYVILLE

City to explore conditioning project approval with the expansion of a **maximal and permanent Safe Routes to School Program & Operation fully funded by the developer.** A Safe Routes to School Operation is ever more important in the years ahead. A number of community benefit improvements can fall under this program (infrastructure, personnel, funding). **One starting point:** Fund for Safe Routes to School staffing in Emeryville. This job has been a gap, as reported by City’s Active Transportation Plan annual progress report.



Outlook

Sutter Hospital Medical Center (PUD25-001) — Study Session, June 25, 2026

From B Lopez <lopezbobbi@gmail.com>

Date Thu 6/25/2026 9:13 AM

To Miroo Desai <mdesai@emeryville.org>; Chadrick Smalley <csmalley@emeryville.org>

 1 attachment (2 MB)

Letter_to_Emeryville_Planning_Sutter_Hospital.pdf;

Dear Ms. Desai and Members of the Emeryville Planning Commission:

I am an Oakland resident living adjacent to the Emeryville city boundary, on Stanford Avenue, within blocks of the proposed Sutter Hospital Medical Center at 5300 Chiron Way.

This project brings significant economic and healthcare value to the region. A full-service hospital with emergency and inpatient services, skilled construction jobs, and a medical employment hub would be a meaningful asset.

I. The Traffic Impacts on Stanford Avenue, San Pablo Avenue, and Market Street Must Be Analyzed

The project proposes adding approximately 20,000 vehicle trips per day to the regional transportation network, serving 2,814 daily employees and up to 12,060 daily visitors. The staff report focuses traffic concern on 53rd Street and the immediate campus perimeter, but the reality is this will add thousands of vehicles to an already beleaguered and under-resourced high injury corridor of Stanford Avenue. I respectfully request if it doesn't already, that the transportation study area explicitly include Stanford Avenue, San Pablo, and Market street corridors, with traffic count data collected at Oakland-side intersections before, during, and after construction.

II. Stanford Avenue Is a High Injury Network Corridor With No Planned Safety Investments

Stanford Avenue is designated by the Oakland Department of Transportation as part of the High Injury Network, meaning it is among the 8% of Oakland streets responsible for 60% of severe and fatal collisions.

The City of Oakland has, to date, not addressed these documented conditions. To my knowledge, there are no currently funded or designed safety improvements planned to address speeding or pedestrian safety for our stretch of the corridor. There are no speed cushions on several long stretches of Stanford. Signal enforcement at multiple intersections is effectively absent. I am concerned that our Oakland-side streets are ill prepared to absorb the addition of tens of thousands of daily vehicle trips to our neighborhood.

I know first-hand the impacts of traffic violence. My mother in-law was hit by an unauthorized driver who ran a red light going 50 miles an hour, four blocks from Stanford avenue. I want to wholeheartedly support this project, but I must share with your city the reality of our Oakland street conditions.

III. Ask

I am asking for is straightforward: meaningful inclusion in the EIR study area, honest traffic analysis of the corridors we live and travel on in Oakland that are impacted, and a commitment that the mitigation measures in the Development Agreement or Community Benefits Agreement will include specific, funded improvements to bicycle and pedestrian infrastructure connecting Emeryville and Oakland. I request to address the following as part of the EIR and entitlement process:

Ensure the traffic study area includes Stanford Avenue, San Pablo Avenue, and Market Street, with a separate analysis of pedestrian and bicycle safety impacts on these corridors.

Conduct a baseline safety assessment of the Stanford Avenue and San Pablo corridors,

including vehicle speeds, crash history, and pedestrian crossing compliance, before the project adds vehicle trips to the region.

Require the Development Agreement or Community Benefits Agreement to include specific, funded bicycle and pedestrian safety improvements via Stanford Avenue.

Address emergency vehicle access conflicts with sideshows and traffic calming measures on primary ambulance corridors through Oakland neighborhoods.

Coordinate with the City of Oakland to ensure that Oakland-side impacts are studied, that Oakland residents receive notice of future hearings and comment periods, and that Oakland is a named participant in the transportation planning process for this project.

Respectfully submitted,

Bobbi Lopez

June 25, 2026

Re: Sutter Hospital Medical Center (PUD25-001) — Study Session, June 25, 2026

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I am concerned that our Oakland-side streets are ill prepared to absorb the addition of tens of thousands of daily vehicle trips to our neighborhood. I know first-hand the impacts of traffic violence. My mother in-law was hit by an unauthorized driver who ran a red light going 50 miles an hour, four blocks from Stanford avenue.

I want to whole heartedly support this project, but I must share with your city the reality of our Oakland street conditions. Below I share the High Injury Corridor along Stanford and San Pablo and then a map of the proposed investments (or lack thereof).

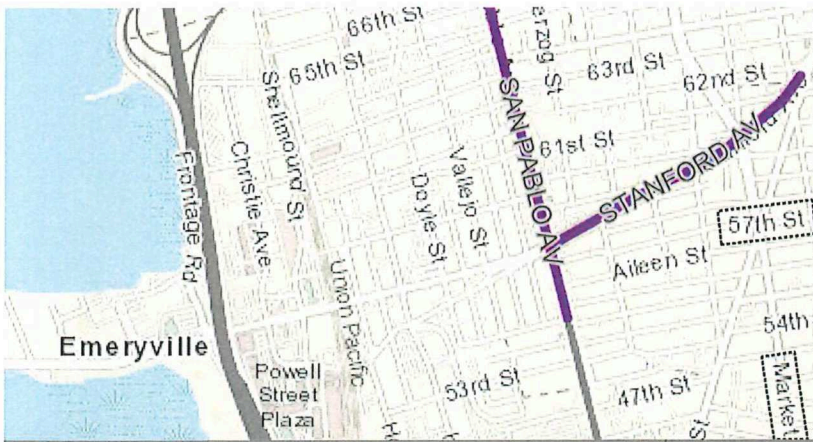


Image showing City of Oakland's Department of Transportation (OakDOT) High Injury Network Area for Stanford Avenue and San Pablo Avenue highlighted in purple.

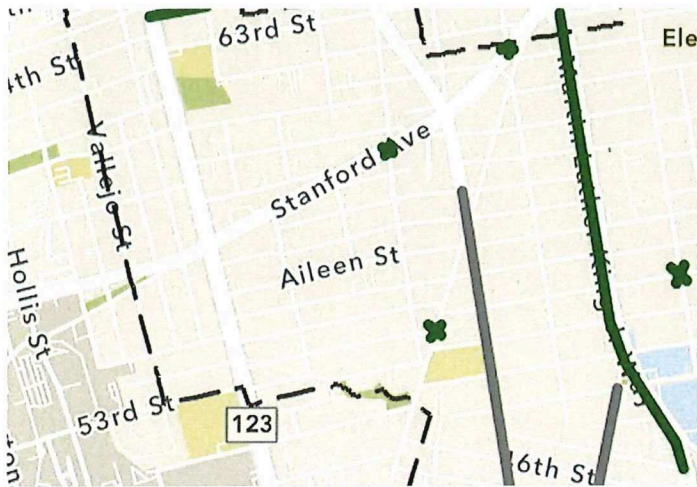


Image showing the City of Oakland's Department of Transportation (OakDOT) proposed project plans with NO proposed pedestrian improvements for the High Injury Corridor of Stanford Avenue—there are two bike crossing improvements.

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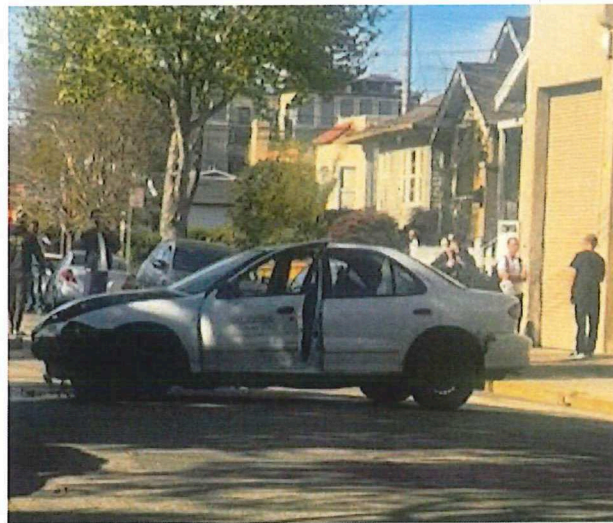
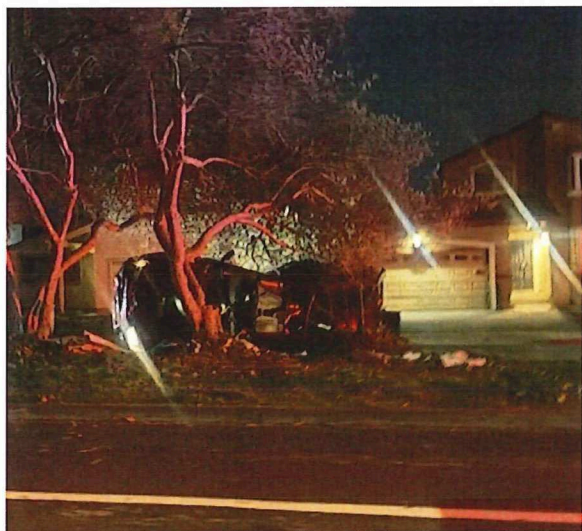
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Respectfully submitted,

Bobbi Lopez

Attachments: Recent photographs documenting Stanford Avenue High Injury Network conditions



Stanford Ave-speeds so high, the car was mangled. Stanford-a stolen vehicle going high speeds and crashing into multiple cars on a side street.



Outlook

Comment for June 25 Planning Commission

From Pay 6532 <pay6532@gmail.com>

Date Thu 6/25/2026 7:33 AM

To Planning Commission <plancomm@emeryville.org>

To: City of Emeryville Planning Commission

The noise pollution caused by daily and nightly ambulance sirens and emergency helicopter landings/departures will negatively impact the quality of life and health of some Emeryville residents who live on/near Hollis Street or near the proposed hospital site.

I urge the Planning Commission to actively seek out more detailed data from Sutter Health as well as published scientific research that will enable you to predict and imagine the proposed hospital's impact on our acoustic environment, human health, and quality of life.

The June 25th Planning Commission Staff Report states on page six that an emergency helicopter will land at a "frequency of approximately one round-trip flight per day, including nighttime hours." There are no details regarding the flight path and sound level of an emergency helicopter as it would fly over Emeryville and land at the hospital.

The Planning Commission Staff Report states on page seven, "Primary routes for ambulances arriving at the hospital are Hollis Street and Peladeau Street/Chiron Way." But there is no information in the report regarding the approximate frequency and time-of-day of ambulance trips that require sirens.

Please dig into this important topic. Don't allow an analytical gap to diminish the quality and integrity of the City's decision-making process for the Sutter Hospital Medical Center.

No hospital on 53rd St.

From sbclifs@aol.com <sbclifs@aol.com>

Date Wed 6/24/2026 10:28 AM

To Chadrick Smalley <csmalley@emeryville.org>; Planning Commission <plancomm@emeryville.org>

Good morning:

I appreciate you taking the time to read this email.

I am very upset over the idea of a huge hospital being built two blocks from my house. I am very upset over the zoning being changed to accommodate this.

Currently, the businesses operating in my quiet neighborhood are closed at night. People arrive to work around here in the morning, and leave at the end of the work day. We enjoy a peaceful, litter-free, low graffiti, no encampments environment filled with families living life. Significantly, families have been drawn to this area by the promise of a certain lifestyle, encouraged by the city of Emeryville.

Not surprisingly, many children, bicycles, baby carriages, dog walkers, and other pedestrians pass my house each day. On this stretch of 53rd Street people access an elementary school, a high school, community and school athletic fields (where many soccer games occur 7 days a week sometimes until 9:30 PM), a running track, a community center where various activities take place, a children's camp, an Early Childhood Development daycare center, and residential homes.

This neighborhood is Bicycle Blvds and single lane streets.

This neighborhood is clean, peaceful, quiet, safe, and desirable.

What on earth would possess you to consider changing this neighborhood for the worse? Noise...currently, when there is noise in our neighborhood, it is the sound of children playing and sports games.

Helicopters

Speeding ambulances

Lost traffic and cut through traffic

Competition for already crowded free street parking in a neighborhood where a number of houses don't have off street parking

Wanderers who are discovering the area and scoping it out

Trash, cigarette butts, graffiti, rise in crime

Pedestrian/traffic dangers

Loss in property values

Encampments start showing up

Feces on the sidewalk

Seriously? That lot is the absolute wrong place for this project. Don't do this. Let this not-for-profit, non-tax paying hospital spend some of their money and retrofit their existing building. It's not my job to sacrifice quality of life so they can save money.

It has taken my husband and I many years of sacrifice and planning to be able to put a down payment on our home and buy this place. We're about to do work on our foundation. We have a high mortgage payment. It's all been worth it...we love it here!

Please don't wreck our neighborhood. Please. Please.

Sincerely,

Patricia Lincoln

Regarding Sutter Hospital

From denise orlovski <deniseeo@yahoo.com>

Date Wed 6/24/2026 7:51 PM

To Planning Commission <plancomm@emeryville.org>

Cc Chadrick Smalley <csmalley@emeryville.org>

Hello,

Thank you for receiving my comments regarding Sutter Hospital plans.

I want to suggest a specific person to handle all neighborhood problems created by Sutter. An ombudsman. If a machine is creating a neighborhood nuisance, trash is building up, or needles are showing up on sidewalk, the ombudsman can be **easily** contacted.

For example, 5980 Hollis currently has a broken rooftop HVAC throwing out loud noise 24/7 across several neighborhood blocks.

The city is unresponsive because they are too busy, and the problem is dismissed by engineers because the fix is too costly.

Let's make sure this does not happen in the neighborhood surrounding Sutter. Create an ombudsman position.

The ombudsman would work for the neighbors surrounding Sutter keeping them a good neighbor.

Thank you,
Denise
Emeryville Resident

Sutter Health Proposal

From Steve <holmesdesign@sonic.net>

Date Wed 6/24/2026 3:05 PM

To Planning Commission <plancomm@emeryville.org>

Cc Chadrick Smalley <csmalley@emeryville.org>

Re: Sutter Health Proposal Meeting Thursday June 25, 2026 Hospital or high-rise condos- which is it? New developer ploy to get one or the other? With no further restrictions? Old contractor trick: always ask for more than you ever expect to get. I live 4 blocks to the West of the proposed projects in a single family neighborhood with a big park. I oppose the HOSPITAL as follows: 1.) Noise Pollution: A helipad so near a condo and single family home neighborhood increases stress and higher blood pressure. Even while you sleep. Read about it! 2.) Air Pollution: Helicopters emit huge amounts of pollution. As well as certain exhausts from hospitals such as skin cauterization aren't any better.. We live downwind! Read about it! Would you want to live nearby? 3.) Seismic Considerations: The '89 quake was on the San Andreas Fault. 56 miles away. The Hayward Fault is just a few miles away. It averages a major quake every 140 years. It's been 158 years since the last big one. A giant high-rise will probably survive. But most of the East Bay will be destroyed, especially if liquefaction is a factor. Makes it more difficult to even reach a much needed hospital. There are several other more appropriate places to build a hospital in the area. 4.) Congestion: A hospital will clog the freeways even more with commuters and more poor air quality. Condos would allow for workers to walk to a lot of jobs and a lot of local amenities. Food, fun and community. As for CONDOS: 1.) Lesser of the 2 evils. So long as you knock off 10 stories, to at least attempt to blend into the East Bay community rather than use it for profits. 2.) Contact the Sogorea Te' Land Trust and pay them a generous land use tax. This is Ohlone land that was taken from them. They collect a land tax from all willing property owners. Do the right thing! 3.) Offer any Emeryville homeowner a big discount on Bay view units near the top! HUH? Why not? We'll be eating your dust for awhile longer and deserve at least a housecleaning gift card! In Summary: Is the recent surge in Sutter Health activity involving their loud empty buses circling the neighborhoods and parks, spewing toxic fumes for lack of catalytic converters, is a wake up call? With neighbors like that, I think I'll eventually leave this town that my family and I have called home since building that home in 1992. Sincerely, Steve Holmes 1253 Stanford Ave. Downwind