

Sutter Hospital Medical Center

Planning Commission Study Session

Thursday, June 25, 2026

Agenda Number 7.1

Location: 5300 Chiron Way

Project: Amendment to Chiron PUD/PDP, General Plan Amendment

Applicant: Sutter Health (c/o Vahram Massehian)

Presentation Outline

- Regulatory History
 - Project Overview
 - General Plan/Zoning
 - Environmental Review
 - Community and Staff Comments
 - Permits and Process
 - Issues to Consider
-] Staff
 -] Sutter Team
 -] Staff
 -] Planning Commission

Project Location

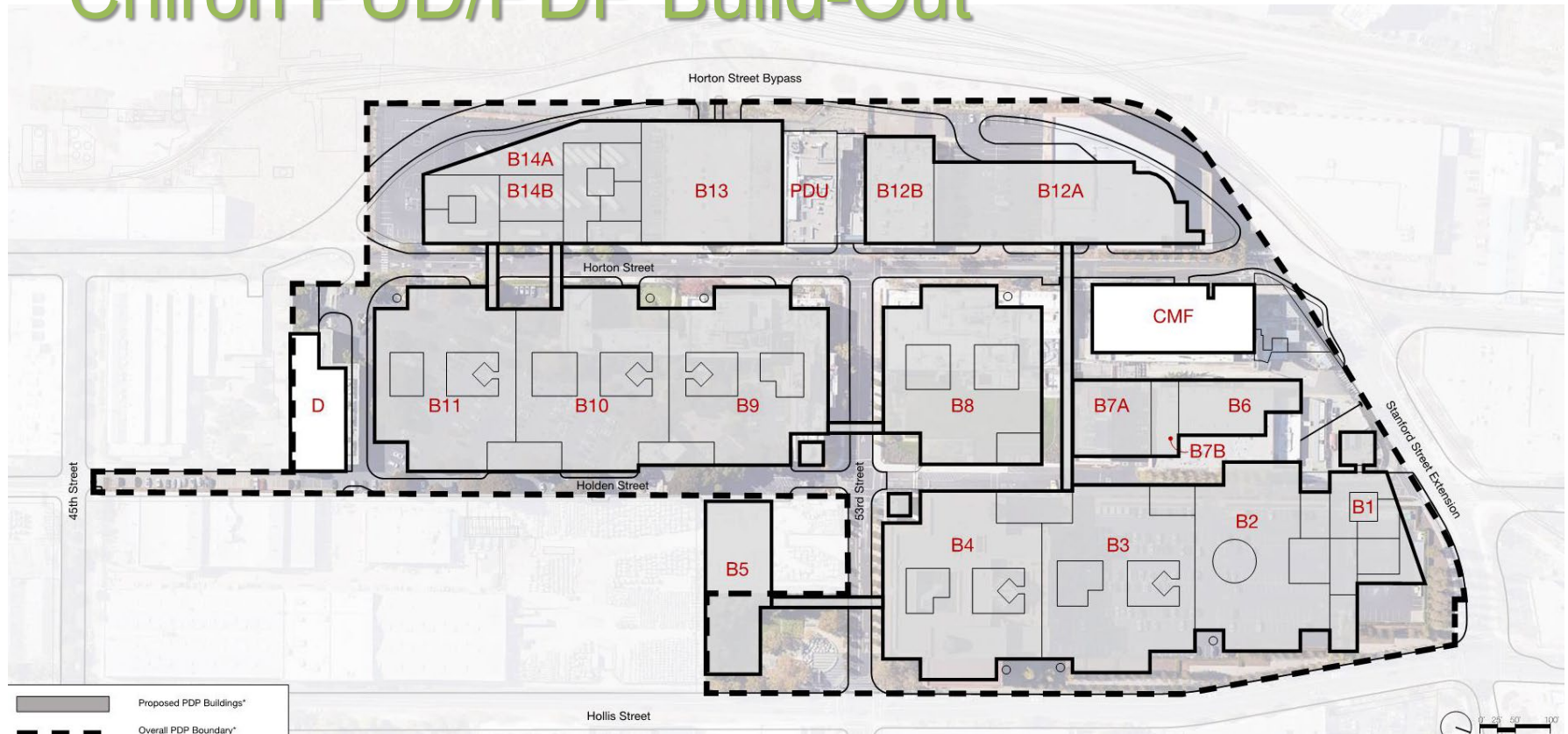


Regulatory History (Chiron)

1995: City approves Chiron PUD/PDP for a life science campus

1996-2005: Chiron builds lab building, utility plant, parking structure

Chiron PUD/PDP Build-Out



14 new buildings:

7 labs; 3 office towers, structures parking and support facilities, over 30 years

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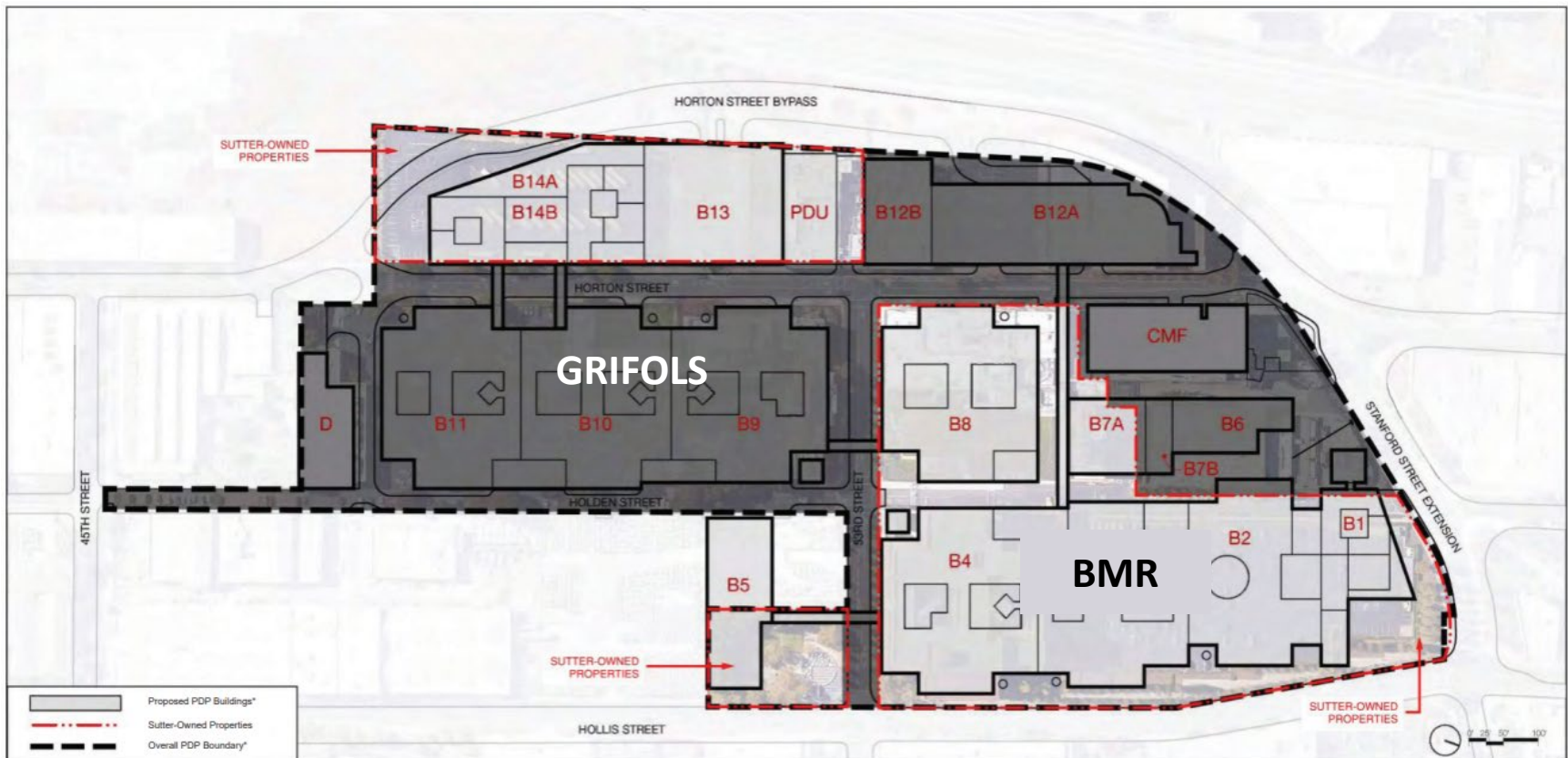
Regulatory History (Novartis)

2006: Chiron sells PUD/PDP to Novartis
Novartis builds Hollis Green

2013: Novartis sells portion of PUD/PDP to Grifols

2019: Novartis sells remaining portion of
PUD/PDP to Biomed Realty (BMR)

Grifols/BMR Ownership

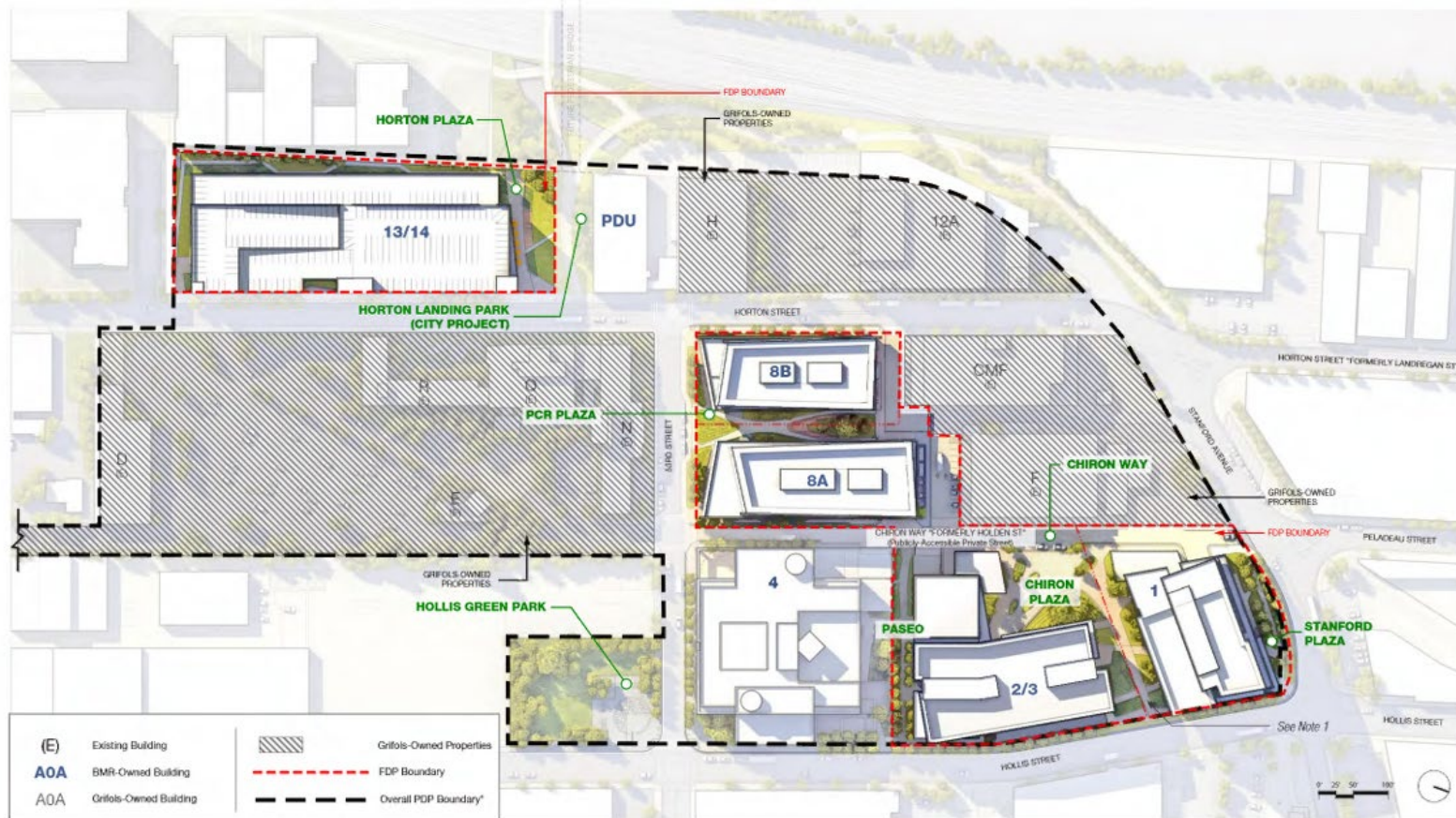


Regulatory History (BMR)

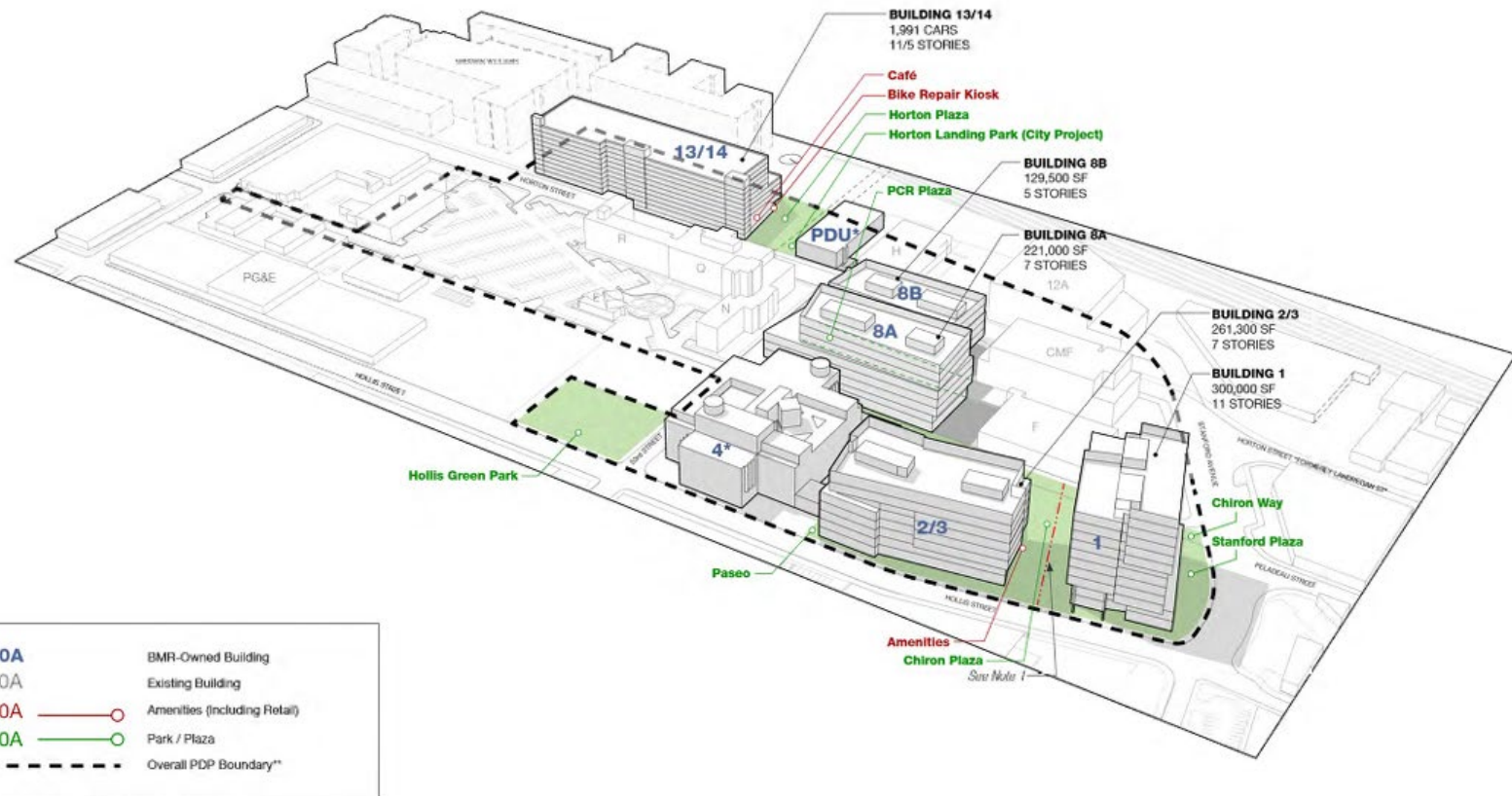
2021: City approves BMR's FDP for parking structure and four R&D buildings

2023-2024: BMR builds parking structure and one R&D shell building, renames campus "Emery Yards"

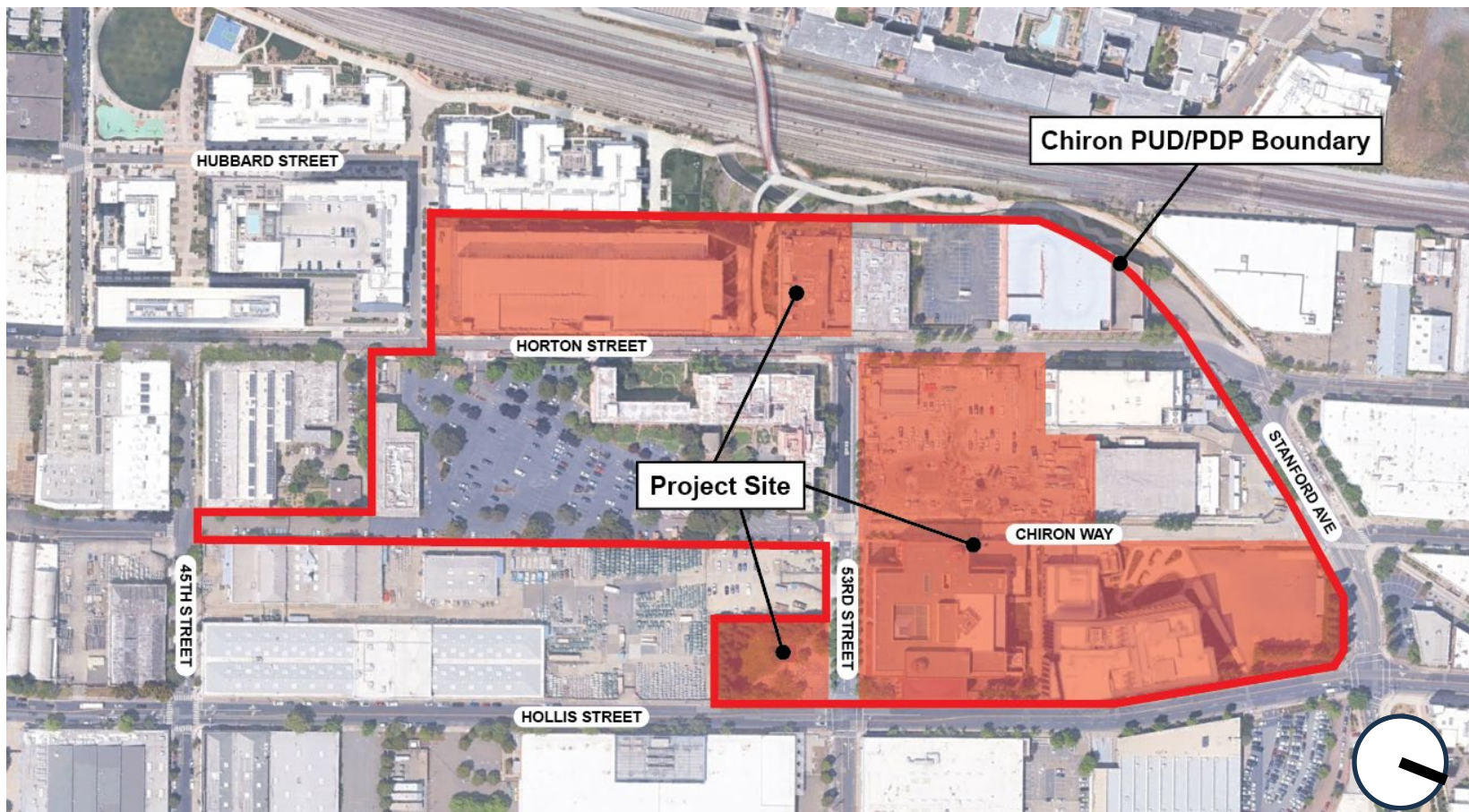
BMR Development



BMR Massing



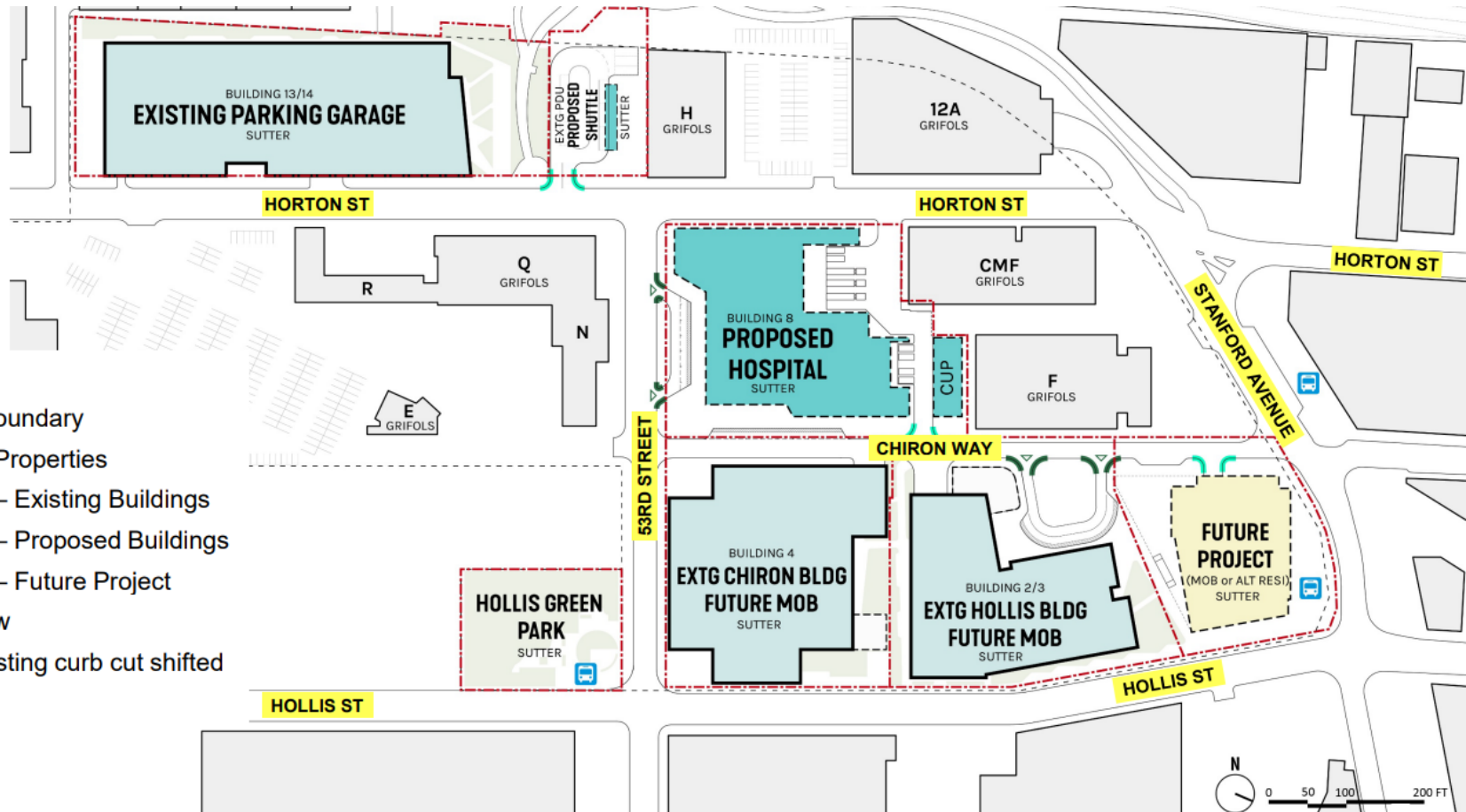
Sutter Controlled Parcels



Sutter Proposal

- New buildings
 - B8 – 325-bed hospital
 - B1 – Medical office or housing, with parking
- Existing buildings
 - B4 – medical office/support space
 - B2/3 – medical office/clinics
 - Convert “PDU” site to shuttle depot
 - B13/14 – parking structure

Sutter Proposal, cont.



PROJECT OVERVIEW

Sutter Team

Construction Schedule

Building	Start Work	Construction Time	Construction Phase
B2/3 (5555 Hollis St) <i>medical office/clinic</i>	2 months after PUD approved	21 months	Q3 2027 – Q4 2029
B8 <i>new hospital</i>	FDP submittal after PUD approved	71 months	Q3 2028 – Q4 2033
B4 (5300 Chiron Way) <i>medical office/support</i>	After hospital is built	-	Q3 2034 – Q4 2035
B1 <i>new medical office/ housing</i>	After hospital is operating (Use for construction coordination in interim)	24 months	TBD

Preliminary General Plan/Zoning Analysis

	Permitted	Proposed
General Plan Land Use	Office/Technology, Park/Open Space	Hospital/medical office
Zoning	PUD-3 – <i>Chiron PUD/PDP</i>	<i>Hospital/medical office*</i>
Height	225 ft – <i>Chiron PUD/PDP</i> 50 ft/100 ft (bonus) – <i>General Plan</i>	<i>330 ft*</i>
Build-Out	2.2m sf – <i>Chiron PUD/PDP</i>	1.69m sf (Sutter + Grifols)
Parking	0.81 spaces per employee – <i>PUD/PDP</i>	0.73 spaces per employee

**exceeds/not consistent with existing PUD/PDP*

Preliminary General Plan/Zoning Analysis, cont.

- PUD amendment needed to allow hospital/medical office use
- General Plan amendment needed to allow maximum height of 330 feet
- Project will be evaluated against other Chiron PUD/PDP requirements (e.g., trees, landscaping, setbacks)

Environmental Review

- City must prepare an Environmental Impact Report (EIR) under CEQA to:
 - Evaluate and disclose potential environmental impacts
 - Consider mitigation measures and alternatives
- City consultant, Urban Planning Partners (UPP), will prepare the EIR

Environmental Review, cont.

Topics covered by the EIR:

- Land Use
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Energy
- Cultural Resources and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise and Vibration
- Population and Housing
- Public Services, Recreation, and Utilities
- Biological Resources
- Aesthetic Resources (Wind, Shade, Shadow)
- Project Alternatives

EIR Study Intersections

- 79 study intersections



Meeting Schedule

Meeting	Date & Time	Location
<i>Sutter Health Community Meeting</i>	<i>May 18, 6:00 PM</i>	<i>5300 Chiron Way</i>
<i>Bicycle/Pedestrian Advisory Committee</i>	<i>June 1, 5:30 PM</i>	<i>Civic Center</i>
<i>Commission on Aging</i>	<i>June 10, 10:00 AM</i>	<i>ECCL</i>
<i>Parks and Recreation Committee</i>	<i>June 17, 6:00 PM</i>	
Planning Commission – Study Session	June 25, 6:30 PM	Civic Center
City Council – Study Session	July 21, 6:00 PM	
Planning Commission – EIR Scoping Meeting	August 27, 6:30 PM	

Community & Committee Comments

- Traffic impacts:
 - Bike and pedestrian safety (lighting, traffic conflicts)
 - 53rd Street (impacts on Emery Bay Village, school)
 - Horton Street (diverter removal, Stanford intersection)
 - Parking spillover and access
- Want more information on proposed shuttle service
 - Integration with existing transit
 - Bus shelter improvements

Community & Committee Comments, cont.

- Want Sutter to provide broader community value, such as:
 - Senior programming
 - Public open space and amenities
- Other topics:
 - Proposed height and massing
 - Noise impact on wildlife
 - Landscaping/tree replacement

Staff Comments

Transportation Impacts

- Recommend the applicant offer more context on bike/ped improvements, impact of removing the diverter
- Recommend the applicant align project description more with regional transportation planning
- In response to community concerns, staff observed 53rd Street during school pick-up/drop-off

Staff Comments

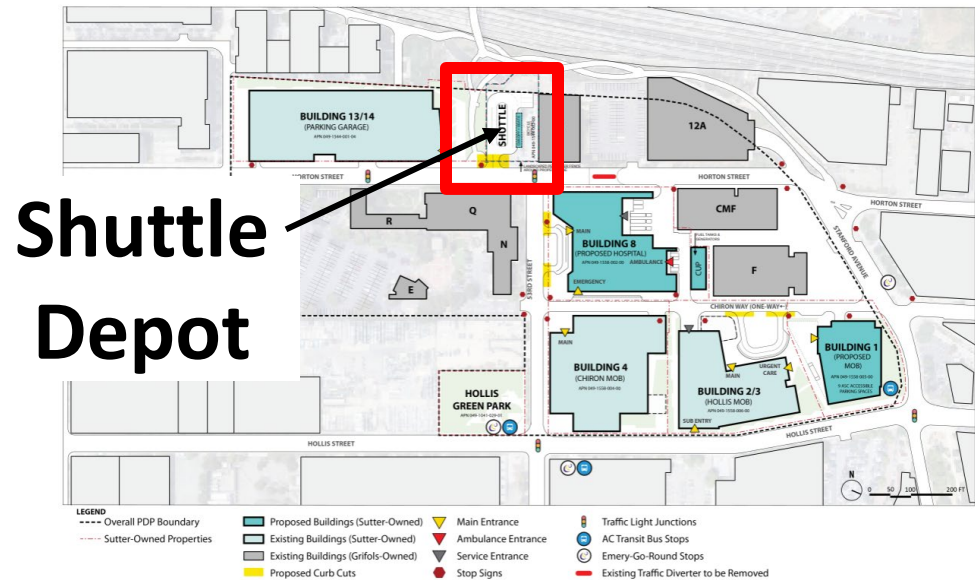
Transportation Impacts, cont.

- Transportation analysis should evaluate:
 - Removal of diverter
 - Bike/ped barriers due to proposed circulation
 - Multimodal conflict locations and interactions
 - Effects on 53rd and Horton bicycle boulevards
 - Interaction between proposed shuttle and existing transit
 - Interaction between multimodal network and driveways, loading, drop-off, shuttle, and emergency access
 - Consistency with City transportation policies and plans (e.g. ATP, LRSP, General Plan)

Staff Comments

Shuttle Routes & Depot

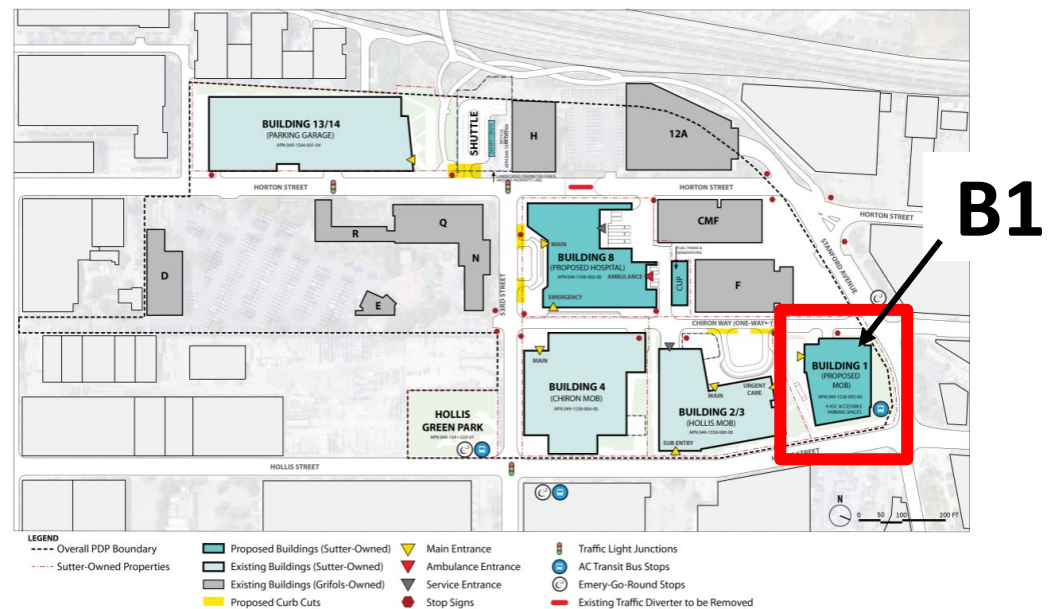
- Integrate Sutter shuttle service with existing services
- Enhance South Bayfront Bridge access
- Provide active commercial at the plaza
- Align depot curb cut with Horton Street



Staff Comments

Housing Variant

- Encourage applicant to consider a larger workforce housing proposal at site B1



Staff Comments

Community Benefits

- City may evaluate issues outside of EIR and in addition to City requirements
 - Staff is engaging fiscal consultant to evaluate campus' impact
- Agreed-upon benefits may be memorialized in Development/Community Benefits Agreement

Staff Comments

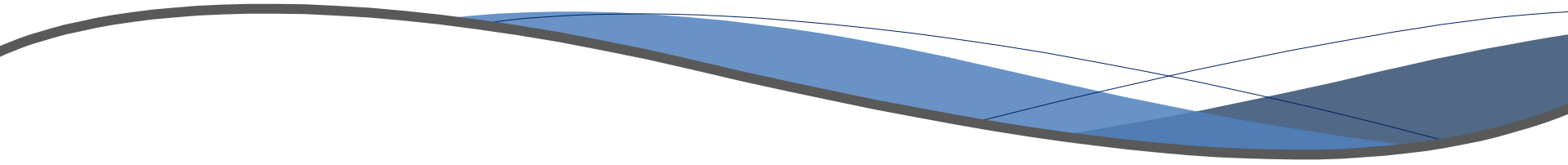
Community Benefits, cont.

Potential topics for community benefit:

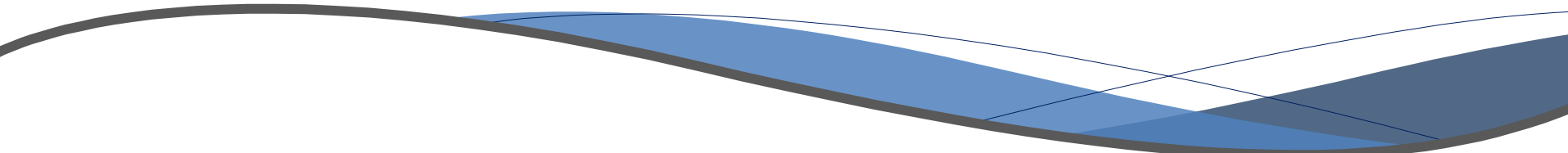
- Transportation improvements
- Public realm improvements
- Senior programming
- Educational partnerships
- Public art
- Mobile food vendors
- Childcare services

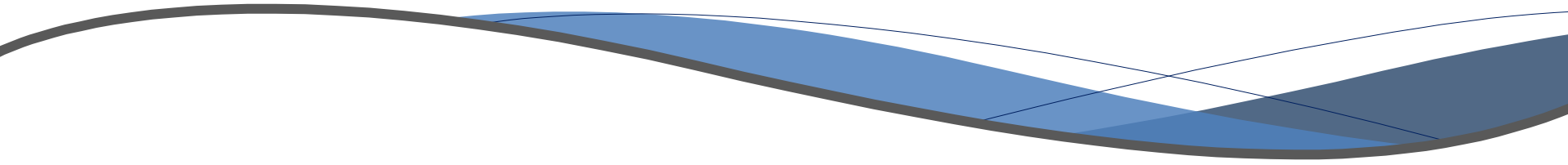
Permits and Process

- Planning Commission makes recommendation, City Council approves:
 - EIR certification
 - PUD Amendment
 - General Plan Amendment
- Other permits may include:
 - Final Development Plan
 - Tree removal
 - Development/Community Benefit Agreement



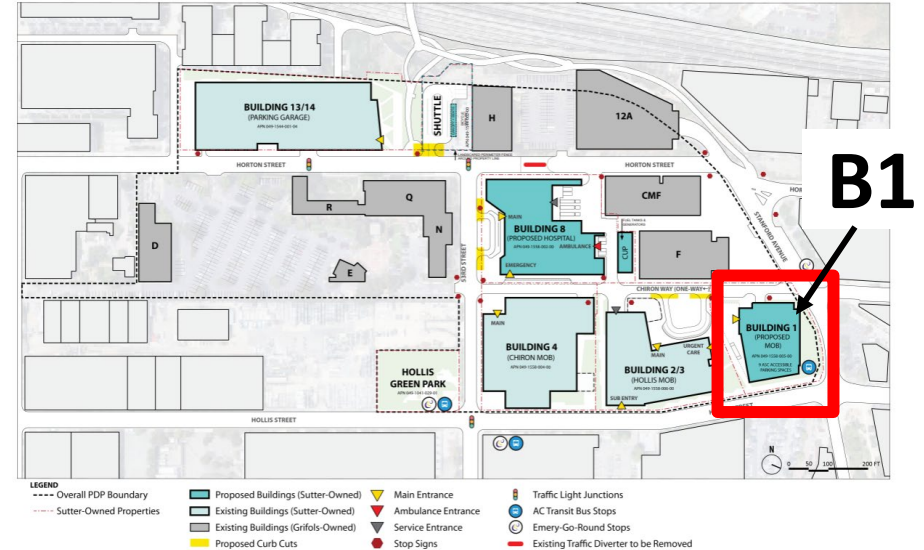
ISSUES TO CONSIDER

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1. Does the Commission have any comments or direction on the circulation plan and transportation improvements?
 - Bicycle and pedestrian improvements
 - Driveway/drop-off/loading/emergency access
 - Operation of shuttle system
 - Opportunities to coordinate shuttle with existing transit/transportation services

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2. Has the Commission identified any potential impacts on fiscal, public service, or public health, safety and welfare issues that would not be addressed through the CEQA process?

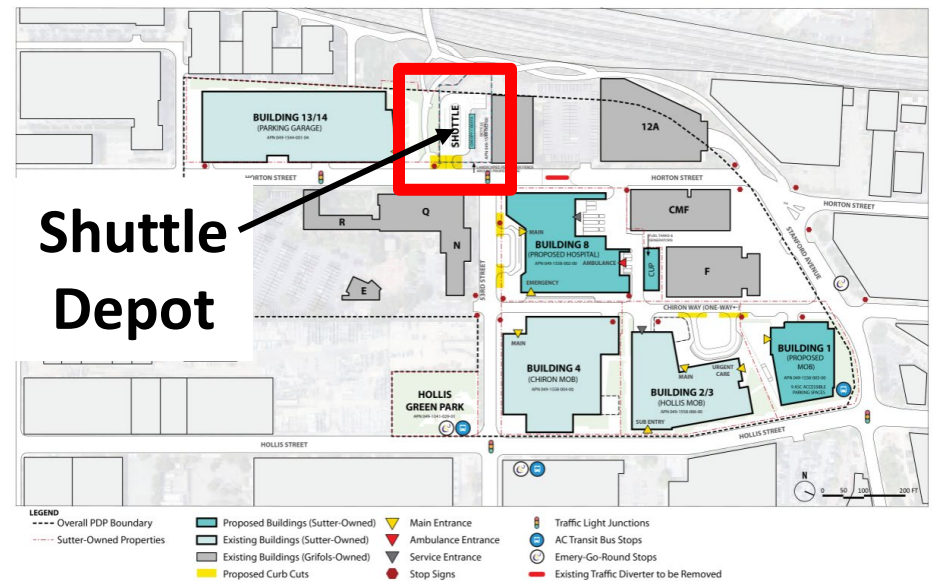
3. Does the Commission have any comments on the proposed scale of the housing variant proposed at the B-1 site?

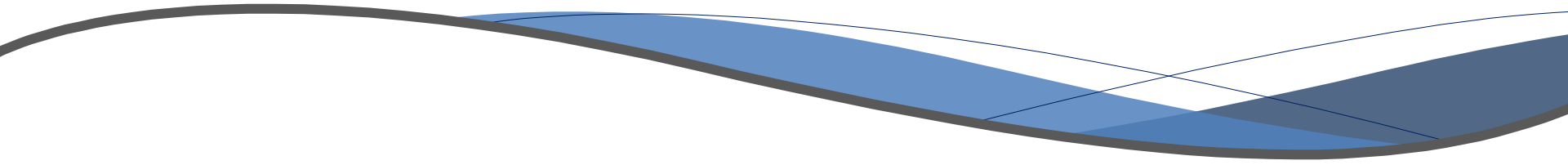
- Should the applicant evaluate a larger workforce housing alternative or other site program?



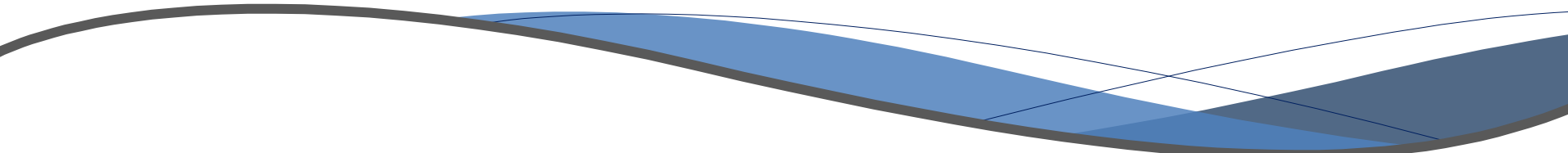
4. Does the Commission have any input on the design of the shuttle depot?

- Relationship to Hollis Green
- South Bayfront Bridge connection
- Adjacent bicycle and pedestrian facilities



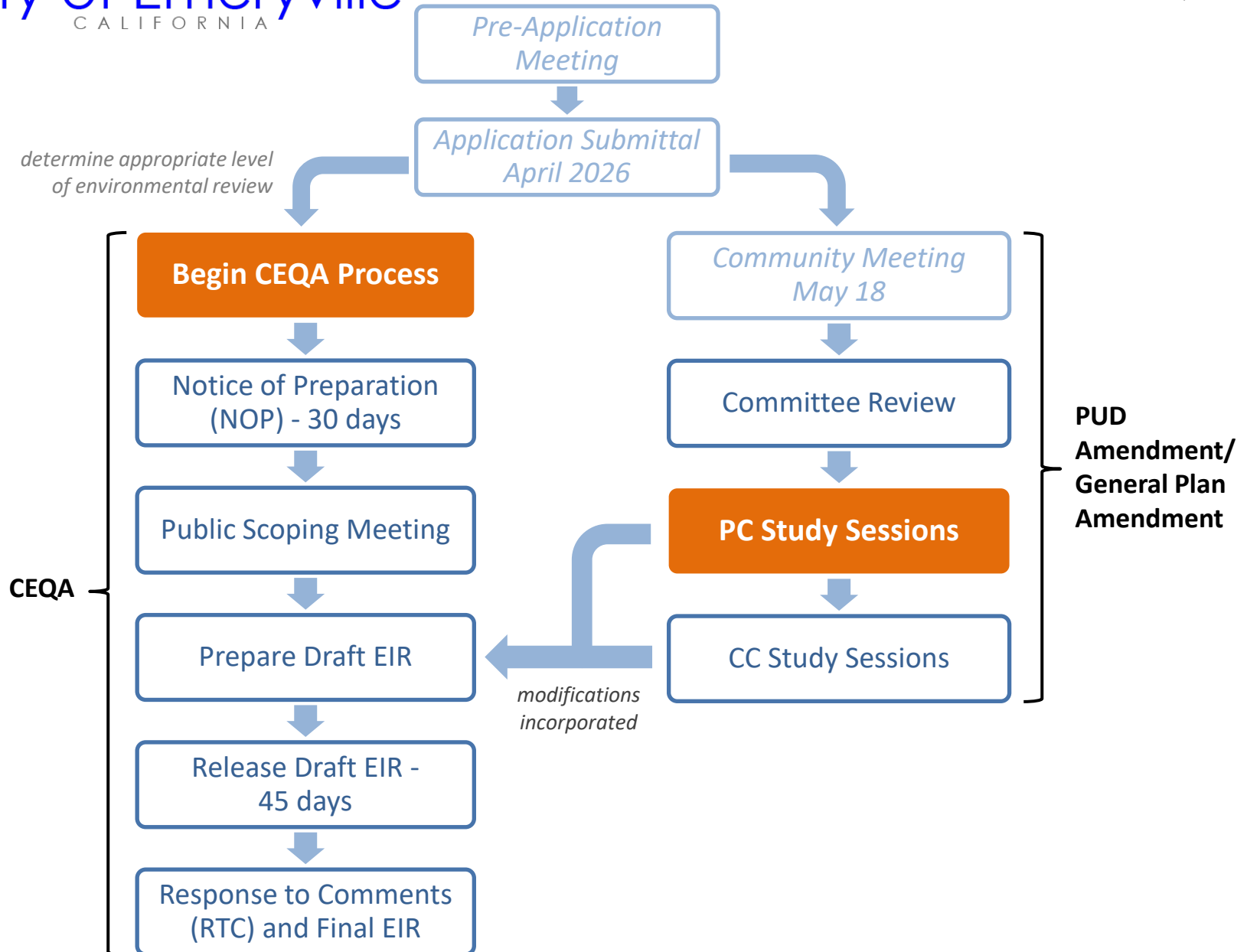


5. Does the Commission have any other comments or direction regarding the project?

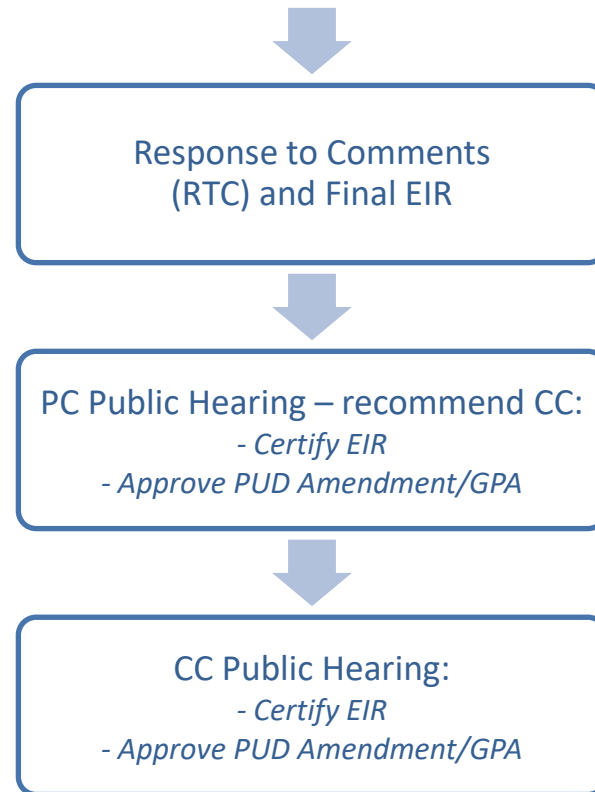


QUESTIONS?

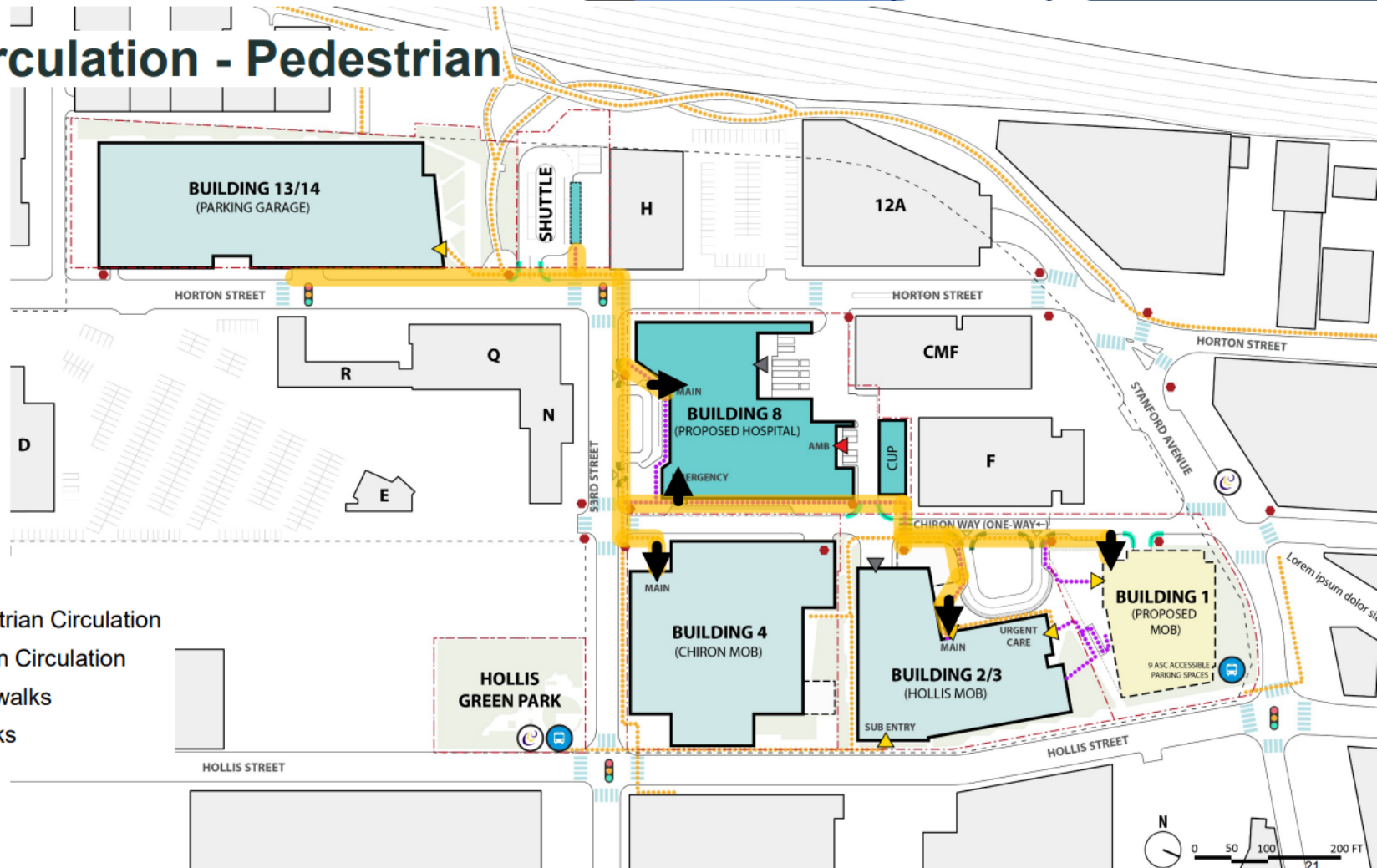
APPENDIX



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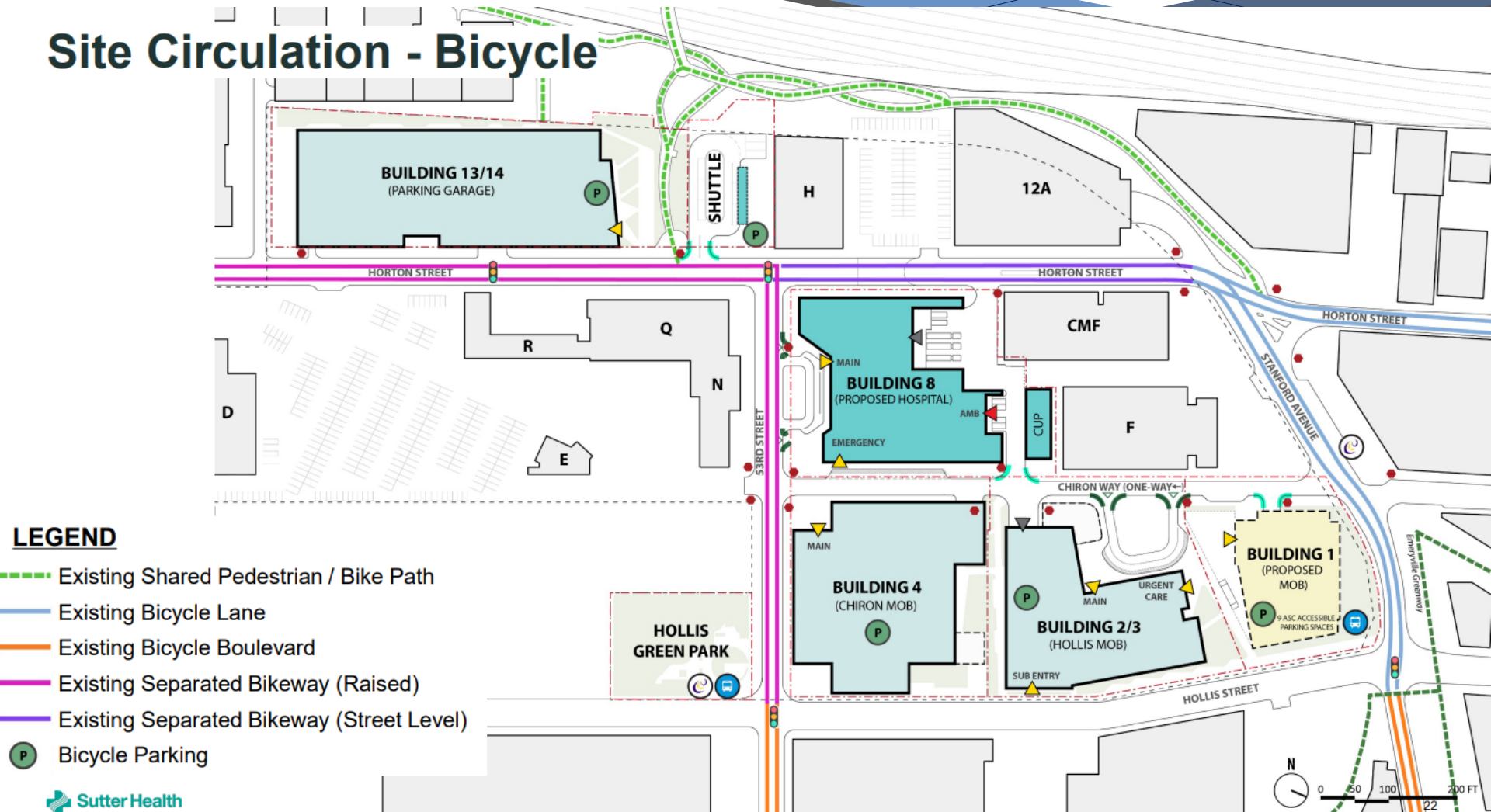
Site Circulation - Pedestrian



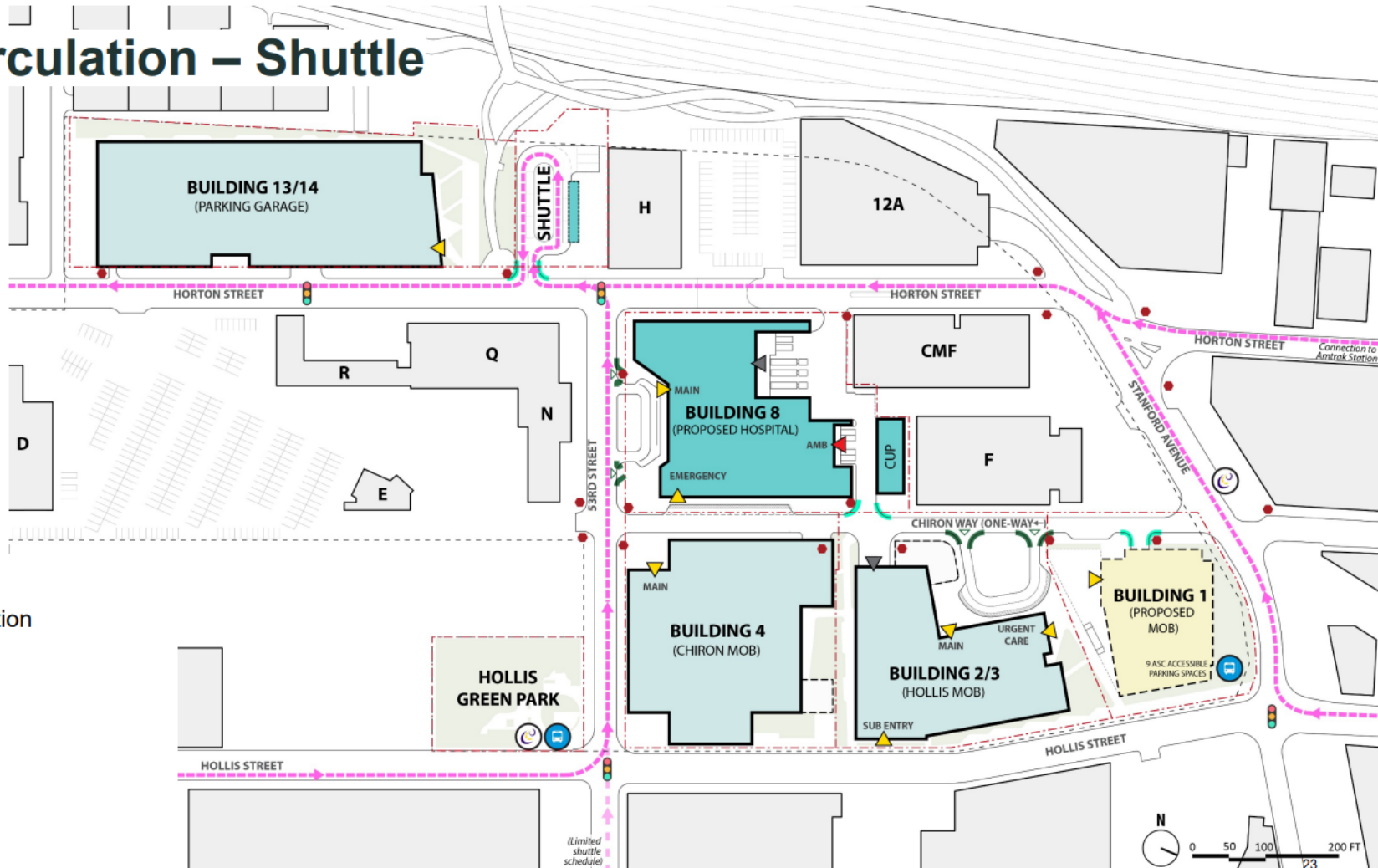
LEGEND

- Existing Pedestrian Circulation
- New Pedestrian Circulation
- Existing Crosswalks
- New Crosswalks

Site Circulation - Bicycle



Site Circulation – Shuttle



Anna Yates Traffic Observation

- On Wednesday June 3, staff observed 53rd Street during Anna Yates pick-up/drop-off hours:
 - 8:00 - 9:00 am (*traffic peak at 8:15 - 8:40 am*)
 - 1:00 - 2:00 pm (*traffic peak at 1:25 - 1:50 pm*)
- Congestion concentrated in the loading zone and at the school entrance
- Double loading, queues in eastbound direction

Anna Yates Traffic Observation, cont.



Anna Yates Traffic Observation, cont.

Morning (8:30 am)



Afternoon (1:30 pm)

