

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

Minutes for April 28, 2008 (Approved as presented May 27, 2008)

- A. CALL TO ORDER:** The Chair called the meeting to order at 6:00 p.m. Council members present: Jeff Moore, Chair; Cheryl Miraglia, Vice-Chair. Council members: Andy Frank, Sheila Cunha, Dean Nielsen, Dave Sadoff and Carol Sugimura. Staff present: Tona Henninger, Jana Beatty, Bob Swanson and Maria Palmeri. There were approximately 10 people in the audience.
- B. Approval of Minutes of April 14, 2008**
Member Sugimura submitted minor changes to the minutes. Member Nielsen moved to approve the minutes of April 14, 2008 with minor changes. Member Miraglia seconded. Motion carried 7/0.
- C. PUBLIC ANNOUNCEMENTS / Open Forum – None.**
- D. Regular Calendar**
- 1. Informational presentation by Sutter Health on the upcoming reconstruction of the Eden Medical Center Campus.** Topics include schematic site plan, construction schedule, and EIR timeline. Eden Medical Center is located at 20103 Lake Chabot Road, west side, 500 feet north of Congress Way, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Nos. 084A-0279-005-10; 084A-0279-001-01; 084A-0279-007-00; 084A-0279-002-00.

The Chair recused himself and turned the meeting over to Cheryl Miraglia.

Jana Beatty presented the informational item. She explained that the purpose of this meeting is to get everyone acquainted with the process for this project. There will be an EIR for the project, which will be circulated for comments. Several meetings will be scheduled for the CEQA process and comments. County Staff anticipates that the EIR will be completed sometime in late November, early December. The response to comments period will most likely begin in March of next year. County staff introduced the design team and County Counsel, both available to answer questions after the presentation.

George Bischaney CEO from Eden Hospital stated that this is the first of several public meetings over the next year. He introduced Jesus Armas, a consultant for the project and representing the applicant. Mr. Armas shared with council members and the audience two aerial maps showing the existing facility and one with the new facility and improvements to the site. Sutter Hospital currently owns a 42 apartment complex and a small two floor building adjacent to the hospital which will be demolished to create a building pad for the new hospital and an additional parking area. He said they have met with the current tenants of the apartment complex and will be providing them help to find other housing. The parking area will provide 1130 parking spaces for the new hospital and for the medical building. The intent of the design team is to provide better circulation using Lake Chabot Road as the main entrance to the hospital. The design team is looking at minimizing traffic on Stanton by having just an entrance for ambulances and delivery from this street. Mr. Armas said that they have heard from community residents who are pleased with the new design. The design team is hoping to have this initial application process completed within the next year and building of the new complex to be finished by 2013. This will

be a state of the art facility which will meet all seismic requirements and will not need to use public funds.

Mr. Nielsen was very pleased with the layout of the new site. He is concerned with parking requirements since the new facility will be so close to Stanton. There is currently a lack of parking on this street.

Member Sadoff asked if this building will be a LEED Silver building. The representative said that it does meet all LEED requirements. Not sure if it will be LEED Gold but for sure Silver. He also said that the number of parking spaces will be 1130 and should be sufficient for all facilities.

Member Frank asked if the proposed design allows for an expansion of the building. They said yes. It could potentially accommodate a 75,000 square foot expansion.

The MAC members expressed their concerns with adequate parking, the four entrances/exits off of Stanton, the reduction of beds from 178 to 130, whether the building could be a "green" building, relocation of physicians that currently occupied the medical offices slated to be demolished in the first phase of the project, proximity of new building to the apartment complex on Stanton and shadow/noise impact to current residents.

Mr. Bischalaney said they will be using the rooms and beds more efficiently and that the number of beds is sufficient for the projected number of patients. New medical technology now allows more outpatient care where in the past required hospital stay. He said they will also work with the physicians that will be displaced from the medical offices.

Ms. Miraglia expressed her concern with the height of the building and asked if the design team could prepare a photo simulation of the new building and how this will impact the surrounding neighborhood. She also mentioned the parking area further away from the facility and how it will affect people with disabilities that might need to park and walk uphill. Mr. Armas said the parking area mentioned will most likely be used by hospital staff.

Discussion ensued amongst council members and the waiting period at the emergency care unit. Council members felt that it would be better to have more beds and faster service. Dean Nielsen asked for transparency during the course of this project. The community and MAC should have the opportunity to comment at every stage of this large project.

Public testimony was called for.

Ms. Daryl Hanson said she is glad to see a new hospital being built in this area. She asked that the design team consider having childcare for employees at this site. Other hospitals in San Jose, San Francisco and Fremont have childcare available for their employees.

Public testimony was closed.

Council members made final comments in regards to traffic on Stanton and asked the design team to work on traffic calming measures for this street. This is a very narrow street and the construction will bring a lot more traffic and other issues to the residents of this area.

Mr. Armas said the team will go back and look at possible solutions to the concerns/issues mentioned tonight by the council. He thanked everyone for their comments.

E. Chair's Report – None

F. Committee Reports

- **Eden Area Alcohol Policy Committee** – no report
- **Redevelopment Citizens Advisory Committee** – The Chair said that redevelopment had a meeting on the Castro Valley Blvd improvements. They plan to have construction started next year. Ms. Miraglia stated that drought resistant landscape sounds good but they do not look good and hopes that the committee keeps an eye on the design and landscape plans. The Chair said he thinks the project will be very nice, they will also have some public art and have children involved in some of the art projects.
- **Ordinance Review Committee** - Ms. Miraglia shared with everyone the application to the Design Review committee. There will be a total of nine members from the various communities. The Planning Department is hoping to have applicants with a varied background and some experience in design/development work on this committee.
- **Eden Area Livability Initiative**

G. Staff Announcements, Comments and Reports – Ms. Beatty reported on the expiration of terms for the council members. She stated that Carol Sugimura, Dean Nielsen and Andy Frank's terms will expire in June of this year. Discussion ensued on duration of terms.

Council Announcements, Comments and Reports – Bob Swanson from Supervisor Miley's office announced the Farmers Market on May 17th.

H. Adjourn – 7:05 p.m.

NEXT HEARING DATE: Monday, May 12, 2008