



Doctors Medical Center

GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS AND REZONING

City of San Pablo • October 29, 2014 • Public Briefing

Agenda

- Site
- Background
- Project Description
- Development Scenarios
- Environmental Impact Evaluation
- Public Comment

Site

- **Location:** 2000 Vale Rd. at San Pablo Ave.
- **DMC:** 8 story medical building, constructed 1950
- **Existing Site Uses**
 - Hospital
 - Hospital Clinic
 - Hospital Medical Offices
 - Hospital Support Uses



Site

- **Size:** 12.5-acre
- **Surroundings:**
 - Medical offices
 - Lytton Casino Parking lot
 - Lytton Casino
 - Wildcat Canyon
 - Single Family Residential



Background

- **Why is DMC closing?**
 - Cost to operate the facility exceeded revenue and funding available

DMC has an \$18 million annual funding gap



In 2014, the DMC board of directors issued a notice of intent to close to the county. Projected to close early 2015.

Background

- **Measure C Failed (May 2014)**

\$20M parcel tax measure failed to reach 2/3 requisite vote

- **Proposed efforts to keep DMC open**

from City of Richmond as of October 23, 2014

Note: DMC is likely to close by the end of February 2015, once all funding depletes

Yearly contributions of \$5 Million from Chevron Environmental & Community Investment Agreement

\$3 Million in Debt forgiveness from Contra Costa County

\$4.3 Million from nearby hospitals

\$5 Million from new parcel tax (2015 - TBD)

\$800,00 Hospital cost reductions

\$3 Million from State's Major Risk Insurance fund (SB 883)

Project Description

- Different Parts of DMC Project

DMC Closure:
Site up for Sale

Policy Changes:
General Plan, Specific
Plan & Municipal
Code Amendments

**Environmental
Impacts:** Measuring
impacts of City's
Proposed Amendments

Governing
Organization

DMC

City of San Pablo

CEQA

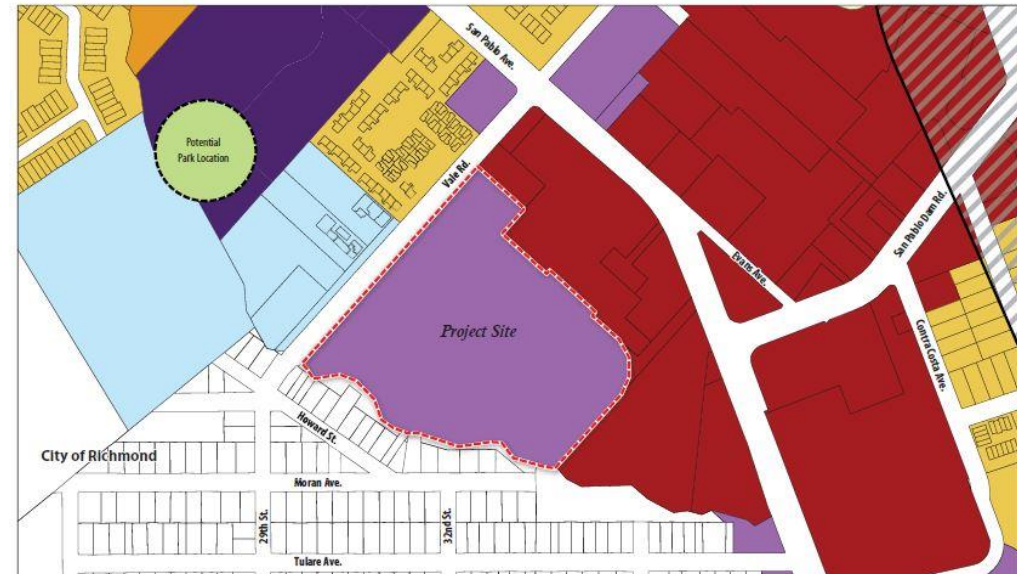
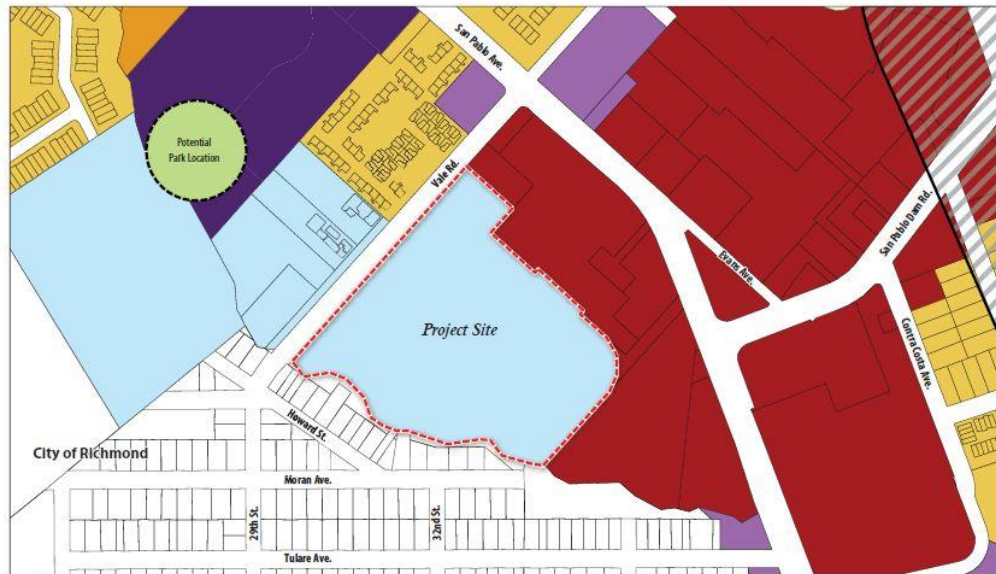
Project Description

Policy
Component

- **General & Specific Plan Land Use Designation**

Existing

Proposed



Public/Institutional

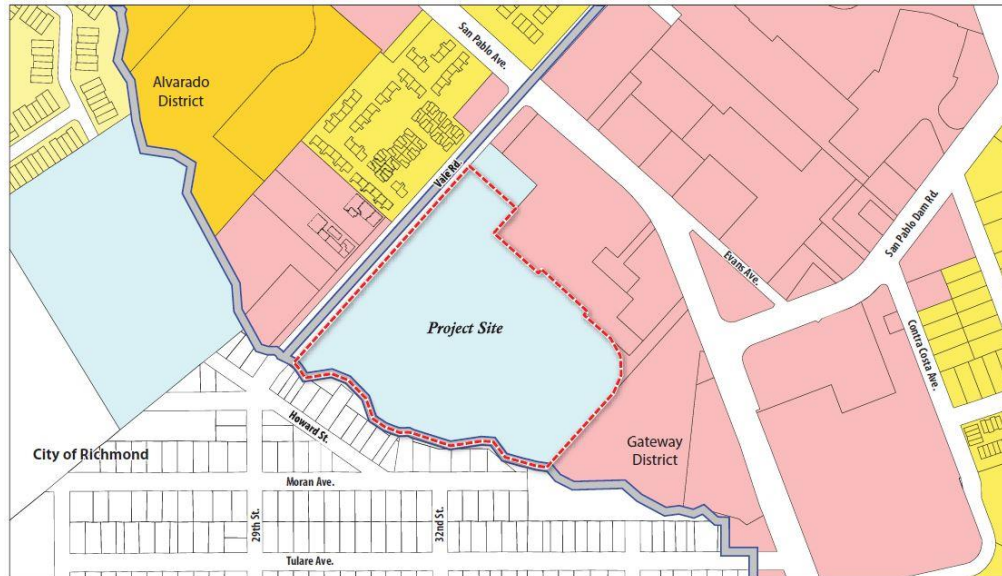
Commercial Mixed Use

Project Description

Policy
Component

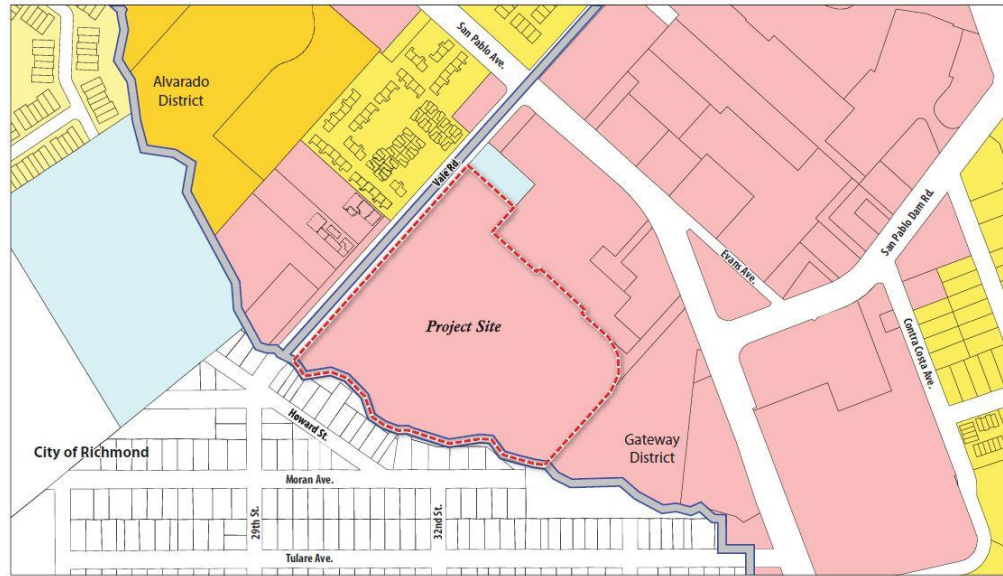
- Zoning

Existing



“I” Institutional

Proposed



“C-1” Light Commercial

Project Description

- **Current Zoning Classification: “I” Institutional**

Example of Existing Uses



Hospitals



Post Offices



Fire Stations



Parks/Schools &
School
Playgrounds

Development Scenario

Note: DMC closure would occur regardless of City's efforts to plan for the future

- **Proposed Zoning Classification: "C-1" Light Commercial**

Example of Proposed Uses



Retail



Offices

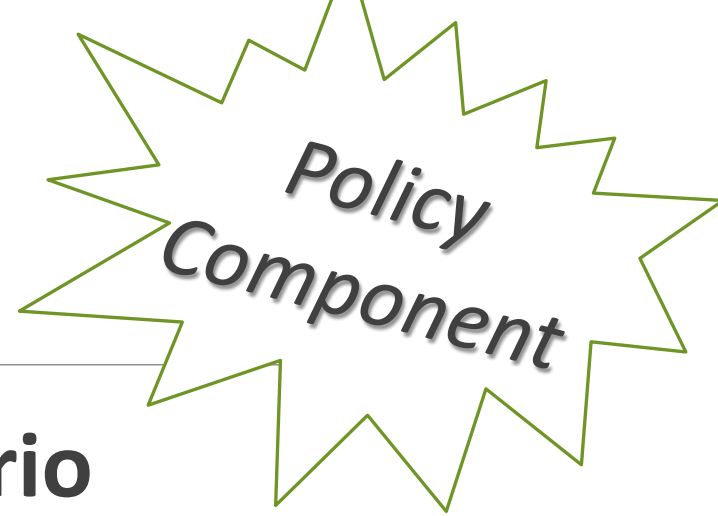


Commercial



Residential

Development Scenario



- **Future project site development scenario**

Use Type	Development Intensity (Square Feet)
100 Room Hotel (with restaurant)	50,000
Retail	38,000
Office	15,000
Indoor Recreation	15,000
Parking/access (approximately 436 spaces)	150,000
Balance of Site (setbacks, landscaping, etc.)	277,424 ¹
Floor to Area Ratio	0.22

Development Scenario

- **How does the Lytton Casino relate to the DMC project proposal?**
 - No new or expanded Indian casino is allowed on the project site. The site will be zoned for commercial mixed use, and proposed projects will require a use permit from the City. Utilization of the site as additional parking for any potential Class III casino on the Lytton trust land would not currently be allowed

Policy
Component



Environmental Impact



Environmental
Component

■ Environmental factors potentially affected

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

Environmental Impact



■ Determination

- Proposed project **DOES NOT** have significant effect on the environment

- **Example:** *Building Square Footage would decrease*
- **Example:** *Traffic generation would decrease with proposed use*

Land Use	Size (bldg. sq. ft.)	Trip Volumes		
		Daily ¹	AM Peak Hour	PM Peak Hour
Public/Institutional (Existing)	303,320	5,020	359	357
Commercial Mixed Use (Proposed)	118,000	4,080	198	351

Public Comment

■ Hearing Schedule

- **Planning Commission** - Tuesday, November 18th 6:30pm at City Council Chambers, Building #2
- **City Council** - Monday, December 15th 6:00pm at City Council Chambers, Building #2

Public Comment



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