

ATTACHMENT 8
ISSUES RAISE AT SHARP HOSITAL OCEAN VIEW TOWER
COMMUNITY MEETING- March 2016

Comment Number	Comment	Applicant/Staff Response
1	Lighting Issue-Was concern about light spillage coming from the elevator tower of the parking structure and from the Loop Road affecting the residents below.	Applicant: In response to this comment, the applicant has added light shields to the Loop Road lights and to the top floor of the elevator tower in order to reduce light spillage to the residential community below.
2	Screening-Residents expressed concern about visual impacts and asked if the applicant would be willing to add additional landscape screening to the slope/hillside separating the residents from the medical campus above.	Applicant: The applicant has responded by planting approximately 50 trees on the hillside, which will reach a maturity in three years should have the ability to screen some of the lower floors of the new tower.
3	Traffic-Residents expressed concern over the potential for too much traffic on Medical Center Court.	Staff/Applicant: As part of required mitigation measures of the EIR, the applicant will re-strip Medical Center Court and add left turn lanes. In addition, applicant also plans to improve the bus stop and cross-walk.
4.	Parking-Residents expressed concern over the adequacy of parking on-site, especially during construction period.	Staff- as indicated in the agenda statement, with the opening of the new parking structure, there is more than sufficient parking on-site to meet the demand. Applicant-the applicant has further indicating that during times of construction, a maximum of 300 parking spaces will be allowed to be utilized for construction purposes, which will still leave adequate on-site parking available for staff and patrons of the medical center. established height of existing buildings.
5.	“Shadow effect”-residents expressed concern about possible “shadow effect” caused by the large size and height of the proposed hospital tower and wanted assurance a shadow study would be conducted.	Staff/Applicant- technical studies prepared for the EIR included a shadow study. Results of this study indicated less than a significant impact to the residential community below.