

ATTACHMENT 5
ISSUES RAISE AT SHARP HOSITAL PARKING STRUCTURE
COMMUNITY MEETING- January 30, 2014
 (Page 1 of 2)

Comment Number	Comment	Applicant/Staff Response
1	Lighting Issue-When Cancer Treatment Center was being constructed, neighbors below had light spillage into their bedrooms at night, and at times it "lit up the whole neighborhood;-don't want to go through that again	Applicant: We are aware of the issue; there are lighting studies being done in conjunction with the parking structure; while structure will be lit at night, the lighting will be focused inward not outward; uplighting will be provided to illuminate landscaping along the loop road with no tall lighting standards proposed.
2	What are the construction hours-there were a few days when construction work on the MOB was as early as 5:30 a.m.	Applicant: Acknowledged that there were a few particular hot days for which construction had begun as early as 5:30 a.m. and that hours of construction of the parking structure would not occur before those hours specified in the Chula Vista Municipal Code.
3	Did not receive notice of the community meeting but was told by a resident who did receive notice.	Notices were sent out to 500 foot radius.
3	Why does the parking structure need to be so high?	Applicant-Existing hospital has set precedent for the existing height limit. When 45 ft. height limit was imposed at the time surrounding residential development occurred, the mass of the existing hospital was already established; the requested height allows for an elevator tower to project an additional 25+ feet in order to house mechanical equipment and as architectural feature but the bulk of structure is proposed not to exceed established height of existing buildings.
4.	Why are you asking for 120 ft. height limit if the proposed parking structure will be lower than this?	Applicant-we want to be prepared for anything which happens in the future. At the same time, additions to the campus in the future will still require going through the same entitlement process through the City, except will not have to go to City Council for Precise Plan approval (will stop at Planning Commission level)

5.	When will construction begin and when will it be completed?	Applicant-optimistically construction will begin in May 2014 and be completed by end of year.
6	How many parking spaces will there be in the structure?	Applicant-718 parking spaces within the structure and 173 spaces on the ground.
7.	We think the proposed hospital will harm home values especially to those in closest proximity/potential for more cars going around loop road which will negatively impact the closest homes; nuisance noise caused by car alarms going off.	Applicant- We do not anticipate any additional traffic due to parking structure; we anticipate that only half of cars entering the campus will utilize the loop road as there are other options available; loop road will be screened from adjacent residents by proposed landscaping (Photo-simulations studies shown at the meeting did not include any of the proposed landscaping which will block the view of 2-3 stories of the parking structure at maturity)
8.	What is the existing parking count?	Applicant-Proposed parking would be 718 spaces in structure and 173 surface spaces. We currently have 1,746 spaces which includes 353 spaces across the street.
9.	Why is the heliport going away?	Applicant-the hospital is not a "trauma center"; the heliport has gotten very little use over the past years; heliport is currently up higher than surrounding area and will be brought down (leveled) as part of construction of the loop road.
10.	Concern of visibility of the loop road	If look from above you will see there is a lot of landscaping around the loop road.

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3-12-14

Planning Commission
Development Services Department
Attn: Mr. Jeff Steichen
276 Fourth Ave
Chula Vista, CA


Dear Sirs:

Reference case number PCM 13-22.

Each time that Sharp Hospital of Chula Vista performs a building project, they do so without providing adequate parking for their employees and or clients. As a result, the parking lot at 750 Medical Center Court becomes filled with unauthorized cars. This cripples the practice of each practitioner in this building.

I protest the building plans until the hospital can show forth proof that this will not happen during construction of this project.

Sincerely,


Scott Markel, M.D.