

RESOLUTION NO. 198854

WHEREAS, KAISER FOUNDATION HOSPITAL, a California corporation, "Permittee," and CESARINE CERISE, an individual, Owner, filed an application for a conditional use permit to construct and operate a 400-bed general hospital, outpatient clinic, together with related medical services, located between Zion and Rainier Avenues and on the westerly side of Crawford Street and easterly of Mission Gorge Road, more particularly described as Lots 5 through 18, Block 17; Lots 19 through 22, Block 19; Lots 1 through 13 and Lots 25 through 40, Block 20; all of Blocks 21 and 22, and all that portion named "Grant Circle," Grantville and Outlots, Map No. 776, on file in the office of the County Recorder, in the R-1-5 Zone; and

WHEREAS, on November 26, 1969, the Planning Commission held a public hearing on Conditional Use Permit No. 231-PC, and after receiving testimony of the applicant and all parties interested therein, and after receiving the Planning Department's report, a motion was made to approve said conditional use permit, which motion failed to receive the required four votes, and due to said failure the conditional use permit was deemed denied; and

WHEREAS, Kaiser Foundation Hospital, a California corporation, by James W. Baldwin, and Cesarine Cerise, an individual, pursuant to the provisions of Section 101.0508 of the San Diego Municipal Code, appealed the decision of the Planning Commission on December 4, 1969; and

WHEREAS, said appeal was set for public hearing on January 8, 1970, testimony having been heard, evidence having been submitted and the Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

That all of the following facts exist with respect to the issuance of said conditional use permit on the property described in the preamble of this resolution:

1. The proposed use at the particular location is necessary to provide a facility which will contribute to the general well-being of the community.

2. Such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

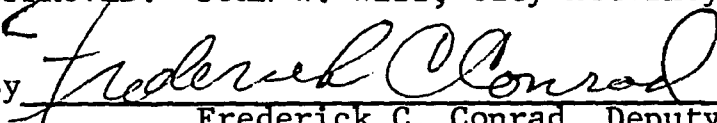
3. The proposed use will comply with the regulations and conditions specified in the Code for such use.

4. The granting of this conditional use will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.

The above findings are further supported by the minutes, tape of the proceedings, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that by a vote of 8 to 1, the appeal of Kaiser Foundation Hospital and Cesarine Cerise be, and it is hereby upheld; and the City Council does hereby grant to KAISER FOUNDATION HOSPITAL and CESARINE CERISE Conditional Use Permit No. 231-PC to construct and operate said 400-bed general hospital, in the form and with the terms and conditions as set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad, Deputy

CONDITIONAL USE PERMIT - CITY COUNCIL

This conditional use permit is granted by the Council of The City of San Diego to KAISER FOUNDATION HOSPITAL, a California corporation, "Permittee," and CESARINE CERISE, an individual, Owner, for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0505 et sequitur of the San Diego Municipal Code.

1. Permission is hereby granted to Kaiser Foundation Hospital, a California corporation, "Permittee," and Cesarine Cerise, an individual, Owner, to construct and operate a 400-bed general hospital, outpatient clinic, together with related medical services, located between Zion and Rainier Avenues and on the westerly side of Crawford Street and easterly of Mission Gorge Road, more particularly described as Lots 5 through 18, Block 17; Lots 19 through 22, Block 19; Lots 1 through 13 and Lots 25 through 40, Block 20; all of Blocks 21 and 22, and all that portion named "Grant Circle," Grantville and Outlots, Map No. 776, on file in the office of the County Recorder, in the R-1-5 Zone.

2. The hospital facility shall include, and the term "Project" as used in this conditional use permit shall mean and include the total of the following facilities:

- a. A temporary demountable medical clinic.
- b. General hospital and outpatient clinic to be constructed in two phases.
- c. Related off-street parking and parking structures.
- d. Other accessory uses as may be determined and approved by the Planning Director.

3. Prior to occupancy, parking shall be provided and maintained at a ratio of 1.75 parking spaces for each hospital bed; and one parking space for each 400 square feet for medical

office uses in the approximate location shown on Exhibit A, dated November 26, 1969, on file in the office of the Planning Department. Areas and driveways shall be surfaced with not less than 2" A.C. or its equivalent and each parking space shall be marked. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for the use of these off-street parking spaces by visitors and guests.

4. Prior to the issuance of any building permits, a final subdivision map shall have been recorded.

5. All incineration facilities shall be in full compliance with state and county health regulations and any requirement of the San Diego County Air Pollution Officer.

6. The entire hospital grounds should be adequately landscaped with an appropriate approved combination of lawn, shrubs, trees and ground cover.

7. A minimum of two percent of the area of any outdoor vehicular parking lot shall be landscaped with trees and shrubs or ground cover.

8. Loading platforms, if visible from any adjoining street, highway or residential property, shall be screened by landscaping or an architectural feature.

9. Sign area.

a. The combined total face area of all wall, freestanding and directional signs shall not exceed .2 of one square foot for each lineal foot of street frontage or exceed 100 square feet in area, whichever is the smaller. The aggregate area, however, need not be less than 20 square feet.

b. Signs on the premises shall not project over adjoining property or public rights of way and should be set back a minimum of ten feet from any contiguous R-zoned property.

c. The number of signs shall be limited to one free-standing sign for each street frontage, one directional sign for each vehicular entrance and any number of wall signs or signs attached to canopies or porch roofs. Special directional signs shall be provided at emergency entrances.

d. Sign height.

1. Freestanding - The height of any freestanding sign shall not exceed 12 feet measured from the base at ground level to the apex of the sign.

2. Wall signs - Wall signs shall be parallel to the fac of the building and shall not project more than 16 inches beyond the wall of the building or above the eaves or parapets.

e. Signs may be lighted, however, none shall contain visibly moving parts or be illuminated by flashing lights.

10. The collection and disposal of waste accumulation shall be on a daily basis.

11. All plant materials shall be maintained in a healthy, growing condition at all times.

12. Improvements (building, parking lots, etc.) shall be maintained in good condition a all times.

13. Permittee shall comply with the General Conditions for Conditional Use Permits attached hereto and made a part hereof.

Passed and adopted by the Council of The City of San Diego, January 8, 1970.

GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS

1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit A dated November 26, 1969, on file in the office of the Planning Department. The property shall be developed in accordance with the approved building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.

2. Prior to the issuance of any building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit A dated November 26, 1969, on file in the office of the Planning Department. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.

3. All outdoor lighting shall be so shaded and adjusted that the light therefrom is directed to fall only on the same premises where such light sources are located.

4. Substantial construction of the project shall have commenced and shall be proceeding within one year from the effective date of this conditional use permit or any extension of time as may be granted herein by The City of San Diego pursuant to the terms set forth in Section 101.0506 and Section 101.0509 of the San Diego Municipal Code.

5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.

6. The effectiveness of this conditional use permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:

a. Permittee shall have agreed to each and every condition hereof by having this conditional use permit signed within 90 days of the Council's decision. In no event shall this condition be construed to extend the time limitation set forth in 4 above; i.e., the time commences to run on the date that the City Council granted this conditional use permit.

b. This conditional use permit executed as indicated shall have been recorded in the office of the County Recorder.

7. After the establishment of the project as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Commission, or City Council, or both unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.

8. The project included within this conditional use permit shall be used only for the purposes and under the terms and conditions as set forth in this permit unless the permit shall have been revoked by The City of San Diego.

9. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of Permittee or its successors in interest, shall be deemed a material breach hereof and this conditional use permit may be cancelled or revoked. Cancellation or revocation

of this conditional use permit may be instituted by City or Permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0505.2. An appeal from the decision of the Planning Commission may be taken to the City Council within ten days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.0505.2.

10. This conditional use permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

AUTHENTICATED BY:

Mayor of The City of San Diego, California

City Clerk of The City of San Diego, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss

On this _____ day of _____, 1970, before me the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared FRANK CURRAN, known to me to be the Mayor, and JOHN LOCKWOOD, known to me to be the City Clerk of The City of San Diego, the municipal corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

The undersigned Permittee by execution hereof agrees to each and every condition of this conditional use permit and promises to perform each and every obligation of Permittee hereunder.

KAISER FOUNDATION HOSPITAL,
a California corporation

By _____

Cesarine Cerise

Acknowledgment

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss

On this _____ day of _____, 1970, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the _____ of

_____ the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of said corporation and acknowledged to me that said corporation executed the same, pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.
(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

Passed and adopted by the Council of The City of San Diego on JAN 8 1970,
 by the following vote:

RECEIVED
 CITY CLERK'S OFFICE
 1970 JAN 16 AM 11:47
 SAN DIEGO, CALIF.

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN
 Mayor of The City of San Diego, California.

JOHN LOCKWOOD
 City Clerk of The City of San Diego, California.

By *Edna P. Harrel*, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number 198854 Adopted JAN 8 1970

RESOLUTION NO. 198854-½

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

The appeal of KAISER FOUNDATION HOSPITALS, by James W. Baldwin, and CESARINE CERISE, from the decision of the Planning Commission denying the tentative map of KAISER MEDICAL CENTER due to lack of required number of votes, be, and it is hereby granted, and said map is approved as set forth below.

The tentative map, KAISER MEDICAL CENTER, a one-lot subdivision of portions of Blocks 17, 19, 20, 21, 22 and Unnumbered Lot, Grantville and Outlots, located between Zion Street and Rainier Avenue on the west side of Orcutt Avenue in the R-1-5 Zone (C.U.P. 231-PC), be, and it is hereby approved subject to the following conditions:

1. The General Conditions of Approval for Tentative Maps filed in the office of the City Clerk under Document No. 697179 shall be made a condition of map approval.

2. Zion Street shall be further improved adjacent to the subject subdivision with pavement, curbs and sidewalk to provide for an ultimate 50-foot curb-to-curb roadway within a 70-foot right-of-way, including required offsite transition along the easterly end of length satisfactory to the City Engineer.

3. Crawford Street shall be further dedicated and improved adjacent to the subject property to provide for an ultimate 50-foot roadway with curbs and sidewalk within the existing right-of-way.

4. The unfinished portion of Rainier Avenue between Holabird and Crawford Streets shall be completed with a 50-foot roadway including curbs and sidewalk; and that portion west of Holabird Street shall be improved as a boundary street with a minimum of 24 feet of pavement, curbs and sidewalk adjacent to the property for an ultimate roadway width of 50 feet.

5. Orcutt Avenue adjacent to the subject subdivision shall be completed by constructing the missing pavement, curb and sidewalk to collector street standards for a 40-foot roadway within a 60-foot right-of-way.

6. The short portion of Olympic Avenue adjacent to the subject subdivision shall be dedicated an additional ten feet and shall be improved as a boundary street with 24 feet of pavement, curb and sidewalk.

7. Electrical and telephone utilities shall be installed underground in accordance with Ordinance No. 10064 (New Series).

8. The new pavement schedule as specified in the City's Engineering Department Manual No. 1100-70 (Revised 7/6/67) shall be used to determine pavement thicknesses on all streets bounding or within the subject subdivision in lieu of the Schedule "B" or 3-inch over 6-inch type pavement as specified in the General Conditions for Tentative Maps under Document No. 697179.

9. Filing of the final subdivision map shall be co-ordinated with all street closings in connection with this subdivision.

10. Subdivider shall pay a water area charge per Resolution Nos. 133835 and 197625, a frontage charge of \$2.75 per front foot on Rainier Avenue and a sewer area charge per Resolution Nos. 132235 and 197624.

11. Subdivider shall comply with the conditions of the Planning Department contained in City Clerk's Document No. 717910.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad, Deputy

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CITY CLERK'S OFFICE

1970 JAN 23 PM 2:46

SAN DIEGO, CALIF. 99

Passed and adopted by the Council of The City of San Diego on JAN 8 1970,
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN
Mayor of The City of San Diego, California.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hamel, Deputy. *EP*

Office of the City Clerk, San Diego, California

Resolution Number 198854- $\frac{1}{2}$ Adopted JAN 8 1970