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(R-83-1138)

RESOLUTION NUMBER R- 257820

Adopted on JAN 18 1983

WHEREAS, SAN DIEGO HOSPITAL ASSOCIATION, dba DONALD N. SHARP MEMORIAL COMMUNITY HOSPITAL, a California corporation, hereafter referred to as "Owner/Permittee," filed an application for an amendment to Conditional Use Permit No. 356-PC, which was approved by the Planning Commission in July 1972, which consolidated several permits and amendments authorizing the hospital, and which was subsequently amended in 1974, 1979, 1980 and 1982, to allow conversion of a small parking lot area into an emergency helipad, on a 19.6 acre site in the R-1-5 Zone located at 7901 Frost Street, in the Serra Mesa Community Plan Area and more particularly described as Parcel 1 and 2, Parcel Map PM-5131; and

WHEREAS, on December 9, 1982, the Planning Commission of The City of San Diego made its findings of fact, granted an amended Conditional Use Permit No. 82-0573 and filed said decision in the office of the City Clerk; and

WHEREAS, said application was set for public hearing on January 18, 1983, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same, there being no opposition to said application; and

WHEREAS, the City Council in considering said application is empowered by the provisions of Municipal Code, Section 101.0507

to approve, under conditions, helistops by a Conditional Use Permit following approval by the Planning Commission; NOW, THEREFORE,

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

All of the following facts exist with respect to Conditional Use Permit No. 82-0573:

1. The proposed use will not adversely affect the neighborhood, the General Plan or the Community Plan, and will not be detrimental to the health, safety and general welfare of persons residing or working in the area.

The proposed helipad for helicopter emergency patient use is consistent and compatible with the general hospital use and consistent with the institutional designation of the adopted community plan. The facility, under the conditions imposed, should not be detrimental to the health, safety and general welfare of persons residing in or working in the area.

2. The proposed use will comply with all the relevant regulations in the Municipal Code.

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

BE IT FURTHER RESOLVED, that this Council does hereby grant to SAN DIEGO HOSPITAL ASSOCIATION, dba DONALD N. SHARP MEMORIAL COMMUNITY HOSPITAL, a California corporation, Owner/Permittee, Conditional Use Permit No. 82-0573, 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
Frederick C. Conrad
Chief Deputy City Attorney

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Or.Dept:Clerk
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R- 257820

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CONDITIONAL USE PERMIT NO. 82-0573
(AMENDMENT TO CUP NO. 356-PC)
CITY COUNCIL

This Conditional Use Permit Amendment is granted by the City Council of The City of San Diego to SAN DIEGO HOSPITAL ASSOCIATION, dba DONALD N. SHARP MEMORIAL COMMUNITY HOSPITAL, a California corporation, Owner/Permittee, for the purposes and under the terms and conditions as set out herein, pursuant to the authority contained in Section 101.0506 of the San Diego Municipal Code.

1. Permission is hereby granted to Owner/Permittee to add an emergency helipad on the east side of Health Center Drive, between Frost Street and Vista Hill Avenue, on property described as a Parcels 1 and 2, Parcel Map 5131, in the R-1-5 Zone.

2. The facility shall consist of the following:
- a. A 256-bed general hospital;
 - b. 16-bed intensive care unit;
 - c. 10-bed cardiac care unit;
 - d. 10-bed constant care unit;
 - e. 59-bed maternity facility;
 - f. 50-bed rehabilitation facility;
 - g. one story therapy, speech, out-patient and social services facility;
 - h. one story enclosed passageway connecting the rehabilitation facility with existing hospital structures;
 - i. Cardiac therapy running track; the running track includes:

1) a running track with twelve 16-foot-high, shielded light standards;

2) a telephone receptacle, drinking fountain and cardiac monitoring equipment;

j. a temporary 6,390-square-foot modular office building;

k. a 65-foot-by-65-foot helipad with floodlights, reflectors, wind sock and fire extinguisher.

3. No fewer than 1,126 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated December 9, 1982, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked.

4. All incineration facilities shall be in full compliance with State and County health regulations and any requirement of the San Diego County Air Pollution Control District.

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

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

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

8. The following signs:

a. One monument type emergency facility identification sign 10 feet in height by 12 feet in length shall be permitted on subject property as shown on Exhibit "A," dated July 5, 1972;

b. A series of four-foot high, six square-foot in area internally illuminated, freestanding, directional signs located throughout the project area. These signs identify parking and delivery areas, the maternity unit, the rehabilitation center and main entrance to the hospital as indicated on Exhibit "A," approved on June 19, 1974;

c. A nine square-foot, internally illuminated emergency directional sign to be attached to the underside of the canopy at the hospital emergency entrance, as indicated on Exhibit "A," approved June 19, 1974;

d. Lettering affixed to the walls of the various buildings on-site, identifying the use inside as indicated on Exhibit "A," dated June 19, 1974;

e. Internally illuminated neon cross symbols measuring 10.5 feet square, on three faces of the hospital building, as indicated on Exhibit "A," approved June 19, 1974.

9. 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 (buildings, parking lots, helipad, etc.) shall be maintained in good condition at all times.

13. The cardiac therapy running track shall be enclosed by a 10-foot-high chain link fence, as shown on Exhibit "A," dated June 24, 1979.

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

15. No permit for construction or occupancy of any facility shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:

a. The Permittee signs and returns the permit to the Planning Department;

b. The Conditional Use Permit is recorded in the office of the County Recorder.

16. The development and operation of the helipad shall meet the requirements of all other governmental agencies.

17. The development and operation of the helipad shall be consistent with Sections 68.0200-68.0222 of the Municipal Code of The City of San Diego.

18. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated December 9, 1982, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.

19. This Conditional Use Permit Amendment must be used within 18 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth

in Section 101.0506 and Section 101.0507 of the Municipal Code.

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

21. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Commission; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

22. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit. The revocation shall be set for public hearing before the Planning Commission and City Council, as provided in Sections 101.0506 or 101.0507 of the Municipal Code.

23. This Conditional Use Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

Adopted by the Council of The City of San Diego on January 18, 1983.

Deputy Mayor of The City of San Diego, California

City Clerk of The City of San Diego, California

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____,
before me, the undersigned, A Notary Public in and for said County
and State, residing therein, duly commissioned and sworn, personally
appeared BILL CLEATOR, known to me to be the Deputy Mayor, and
CHARLES G. ABDELNOUR, 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 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.

SAN DIEGO HOSPITAL ASSOCIATION dba
DONALD N. SHARP MEMORIAL COMMUNITY HOSPITAL

NOTE: NOTARY ACKNOWLEDGEMENTS MUST
BE ATTACHED PER CIVIL CODE
S 1180, et seq.

Passed and adopted by the Council of The City of San Diego on JAN 18 1983,
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksmā	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Vacant

AUTHENTICATED BY:

BILL CLEATOR
 Deputy Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

By Barbara Benigno, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number R-257820 Adopted JAN 18 1983