

RESOLUTION NUMBER R- 267725

ADOPTED ON FEB 17 1987

WHEREAS, the Planning Commission approved Conditional Use Permit No. CUP-83-0657.1, an amendment to CUP-83-0657, submitted by MERCY HOSPITAL AND MEDICAL CENTER, a California corporation, located on Parcel 1, Parcel Map No. 8543, located on the east side of Fifth Avenue, between Washington Street and Arbor Drive, in the Uptown Community Plan area, in the R-600 Zone; and

WHEREAS, said appeal was set for public hearing on February 17, 1987, testimony having been heard, evidence having been submitted, and the City 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, that this Council adopts the following findings with respect to Conditional Use Permit No. CUP-83-0657.1:

1. The proposed use will adversely affect the neighborhood, the General Plan and the community plan, and will be detrimental to the health, safety and general welfare of persons residing or working in the area due to significant noise impacts associated with the proposed project. However, the increased flight operations are acceptable despite significant noise impacts since the relocation of the helipad and the increased number of flight operations from 60 per year to 300 per year maximum will enable Mercy Hospital to function as an effective link in the San Diego County Trauma Center System which provides a health and safety

service to the citizens of San Diego. The additional parking and retention of the two temporary office trailers for a period not to exceed two years are not considered detrimental to the health and safety of the community and are not in conflict with the adopted Community Plan.

2. The proposed use will comply with all the relevant regulations in the Municipal Code. Municipal Code Section 101.0510, paragraph C.4.a., permits helipads under conditional use permit granted by this Council. Paragraph C.3.i. permits hospitals, intermediate care facilities and nursing homes under conditional use permits granted by the Planning Commission. The proposed facility will comply with all regulations in the Municipal Code for such uses.

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

BE IT FURTHER RESOLVED, that the decision of the Planning Commission is sustained, and Conditional Use Permit No. CUP-83-0657.1 is hereby granted to MERCY HOSPITAL AND MEDICAL CENTER, under the terms and conditions 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

FCC:cc:640  
03/06/87  
Or.Dept:Clerk  
R-87-1702  
Form=r.permit

CONDITIONAL USE PERMIT NO. 83-0657.1  
(Amendment to Conditional Use Permit No. 86-0403)  
CITY COUNCIL

This Conditional Use Permit Amendment is granted by the City Council of The City of San Diego to MERCY HOSPITAL AND MEDICAL CENTER, a California corporation, Owner/Permittee, under the conditions in Section 101.0510 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to amend Conditional Use Permit No. 86-0403 for a hospital to allow the relocation of an existing emergency helipad to the roof of an existing ambulatory service building, increase the number of helicopter operations from 60 to 300 per year, addition of up to 27 parking spaces and the continued use of two temporary office trailers. The property is described as Parcel 1, Parcel Map No. 8543, in the R-400 (Portion HR) and C Zones.

2. The hospital facility shall consist of the following:

- a. Existing 449-bed general hospital;
- b. Existing 50-bed psychiatric unit;
- c. Existing 14-bed, surgical intensive care unit and related offices;
- d. Existing 10-bed medical intensive care unit;
- e. Existing resident and intern apartments (24);
- f. Existing five-story, 700-space parking garage;
- g. Existing 164,000-square-foot Ambulatory Services Building, including a 24,000-square-foot surgical addition, authorized by CUP No. 85-0275;
- h. Two 47-square-foot directional signs located on the pedestrian overpass to Sixth Street Extension authorized by CUP No. 86-0403;
- i. Emergency helipad, to be relocated on top of the Ambulatory Services Building;
- j. Addition of 27 parking spaces (16 at the former helipad site and 11 in place of residence to be demolished).
- k. Two existing 24' X 60' temporary office trailers (to be removed in the time frame specified in Condition 23 herein);

l. Off-street parking; and

- m. Incidental accessory uses or limited expansion, as may be determined and approved by the Planning Director.
3. No fewer than 1,352 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A", dated December 18, 1986, 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. Before issuance of any permits for the directional signs on the pedestrian bridge, complete sign plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated June 26, 1986. Plans shall provide information regarding the intensity and type of illumination proposed for review and approval by the Planning Director. No change, modifications or alterations to the signs shall be made unless appropriate applications for amendment of this permit shall have been granted.
  5. No permit for construction of any signs 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 Amendment is recorded in the office of the County Recorder.
  6. 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.
  7. This Conditional use Permit Amendment must be used within 36 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 101.0510 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.
  8. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
  9. After establishment of the project, the property shall not be used for any other purposes unless:
    - a. Authorized by the Planning Commission or City Council; 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.

10. 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.

11. 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.

12. Operation and construction of the helicopter landing facility is contingent upon the applicant receiving approval from The City of San Diego General Services Department, Airports Division, of a Heliport Permit/License. A permit is also required from the California Department of Transportation, Aeronautic Division.

13. Heliport lights shall be adjusted or screened so as not to create glare or shine upon adjacent streets or properties.

14. Development of the subject property shall be in substantial conformance to Exhibit "A," dated December 18, 1986.

15. Helicopter flights shall be limited to emergency flights to transport the critically ill and injured emergency cases and shall be limited to an average of 25 round trips per month (landings and takeoffs), or 300 per year. The permittee shall maintain records on a monthly basis of flight activity, to be provided for review. An amendment to the permit shall be required, along with appropriate environmental review if deviation from the maximum of 300 flights per year occurs.

16. The helicopter takeoff and landing flight pattern shall be as indicated on Exhibit "BB" and "BB-1," dated December 18, 1986, and shall be strictly adhered to unless a state of emergency has been declared by the proper public officials.

17. No helicopter shall be based at this location.

18. No vehicular parking shall be permitted on any of the private roadways within this development.

19. Fees may be charged for non-employee parking within the parking structure.

20. The Planning Department shall each July review a composite of the annual monthly reports required in Condition No. 15. If conditions warrant, the matter may be set for public hearing before the Planning Commission at the discretion of the Planning Department.

21. The primary approach and departure paths and the alternate departure path shall be as required by CALTRANS Aeronautics Division and as submitted to the Planning Department.

22. The applicant shall notify all helicopter pilots using the helipad of the primary approach and departure paths and shall recommend their use except in such instances as the pilot, in his sole professional judgment, shall deem these primary approach and departure paths unsafe, in which event an alternative path shall be utilized.

23. The two temporary office trailers shall be removed from the site within two years from City Council approval of this amendment (83-0657.1).

24. This conditional use permit shall supersede all previous amendments granted to Mercy Hospital and Medical Center.

25. A helicopter preference landing plan shall be developed by U.C.S.D. Medical Center, Mercy Hospital and County of San Diego Emergency Medical Services to implement the following: between the hours of 11 P.M. and 6 A.M., U.C.S.D. Medical Center shall be the preferred landing site. When U.C.S.D. Medical Center is unable to accommodate this preference, the helicopter would be directed to land at Mercy (if available).

26. Twelve months after implementation of the helicopter preference landing plan, a report shall be generated to look at the impact of this plan. This will be reviewed by the Planning Commission at a notice public hearing.

27. County of San Diego Emergency Medical Services shall monitor the impact of the helicopter preference landing plan on individual patients and on the system.

28. The involved parties shall meet and confer on any proposed changes to the helicopter preference landing plan, or on an as-needed basis.

ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO FEBRUARY 17, 1987.



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FEB 17 1987

Passed and adopted by the Council of The City of San Diego on.....  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<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"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Celia Ballesteros	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

(Seal)

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

By *Barbara Bayer* Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-267725* Adopted FEB 17 1987