

RESOLUTION NUMBER R- 268004

ADOPTED ON MAR 31 1987

WHEREAS, CHARTER HOSPITAL OF SAN DIEGO, INC., by Ms. Wimberly Treadwell, appealed the decision of the Planning Commission in denying Conditional Use Permit No. CUP-86-0963 submitted by CHARTER HOSPITAL OF SAN DIEGO, INC., a California corporation, Permittee, and CARMEL MOUNTAIN RANCH, a corporation, Owner, for an 80-bed psychiatric hospital consisting of approximately 61,000 square feet of gross floor area, located on the north side of Avenue of Industry, between Innovation Drive and Carmel Mountain Road, in the Carmel Mountain Ranch Community Plan area, in the M-1B Zone; and

WHEREAS, the matter was set for public hearing on March 31, 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-86-0963:

1. The proposed use will not adversely affect the neighborhood, the General Plan, or the Community Plan, and, if conducted in conformity with the conditions provided by the permit, will not be detrimental to the health, safety and general welfare of persons residing or working in the area.

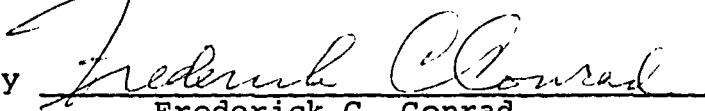
2. The proposed use will comply with the relevant regulations in the Municipal Code.

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

BE IT FURTHER RESOLVED, that the appeal of CHARTER HOSPITAL OF SAN DIEGO, INC. is granted; the decision of the Planning Commission is overruled, and Conditional Use Permit No. CUP-86-0963 is hereby granted to CHARTER HOSPITAL OF SAN DIEGO, INC., a California corporation, Permittee, and CARMEL MOUNTAIN RANCH, a corporation, Owner, 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
Chief Deputy City Attorney

FCC:cc:600
04/03/87
Or.Dept:Clerk
R-87-2061
Form=r.permit

CONDITIONAL USE PERMIT NO. CUP-86-0963
CITY COUNCIL

This Conditional Use Permit is granted by the City Council of The City of San Diego to Charter Hospital of San Diego, Inc., a California corporation, Permittee and Carmel Mountain Ranch, a corporation, Owner, 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 construct and operate an 80-bed psychiatric hospital of approximately 61,000 square feet on 7.4 acres of undeveloped land, located on the north side of Avenue of Industry between Innovation Drive and Carmel Mountain Road, described as Lot 7 of Map No. 10382 and Parcel 2 of Parcel Map No. 3864, in the CN and M-LI Zone.
2. The facility shall consist of the following:
 - a. An 80-bed psychiatric hospital of 61,000 square feet;
 - b. A 50-square-foot, 6-foot, 10-inch monument sign;
 - c. Off-street parking; and
 - d. Accessory uses as may be determined incidental and approved by the City Council.
3. No fewer than 129 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated March 31, 1987, 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. The subdivider shall provide a second fire emergency access satisfactory to the Fire Department and to the City Engineer.
5. The subdivider shall provide a minimum of 129 parking spaces and an additional 41 spaces in reserve. The subdivider shall submit a semiannual parking survey which will indicate the adequacy or deficiency of the existing parking. If a deficiency is determined, the applicant shall provide additional parking spaces as required by the Planning Director and the City Engineer.

6. Fire hydrants are to be installed satisfactory to the Water Utilities Director and the City Engineer.

7. Prior to the issuance of any building permits, the subdivider shall submit a set of building plans to the Water and Sewer permits section so that the capacity charges may be computed. All capacity charges and fees must be paid prior to occupancy.

8. No permit for construction or operation 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.

9. 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 March 31, 1987, 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.

10. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.

11. 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.

12. This Conditional Use Permit 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 101.0506 and 101.0507 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.

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

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

- a. Authorized by the Planning Director; 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.

15. 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.

16. 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.

Passed and Adopted by the City Council on March 31, 1987.

Passed and adopted by the Council of The City of San Diego on **MAR 31 1987**,
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksmma	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 *June W. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number R-268004	Adopted MAR 31 1987