

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	C. Mitri - 2315 Stockton Boulevard, Sacramento, CA 95817		
OWNER			
PLANS BY	U.C.D. Eng. U.C.D., Davis 95616		
FILING DATE	5-4-83	50 DAY CPC ACTION DATE	6-23-83
		REPORT BY:	SC:sg
NEGATIVE DEC.	6-13-83	EIR	ASSESSOR'S PCL. NO. 11-200-07,14,19,20,21,22,23

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop an emergency helipad in an existing parking lot near the emergency room at the UC Medical Center.

LOCATION: 2315 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct an emergency helipad to provide necessary service for regional emergency needs.

PROJECT INFORMATION:

1974 General Plan Designation: Medical Center
1963 East Broadway Community
Plan Designation: Medical Center
Existing Zoning of Site: R-2
Existing Land Use of Site: Medical Center parking lot

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-2
South: Residential; R-3 & C-2
East: Vacant; R-1
West: Commercial; C-2

Helipad Dimensions: 65' x 65'
Property Area: 11,750 sq. ft.
Significant Features of Site: Existing medical complex
Topography: Flat
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION: The proposed helipad is to be located in an existing parking lot in the UC Medical Center complex. The proposed site of the helipad is near the emergency room and centrally located.

On September 23, 1982 the City Planning Commission granted an approval for a temporary helipad which was located at the extreme east boundary of the Medical Center complex. Although the Commission approved this site for a helipad, the approval was conditional so that the location would be temporary and a site closer to the emergency room was to be developed in the near future. This conditioning was necessary to address concerns expressed by other agencies regarding the safe transport of patients and to minimize traffic problems in the area.

The project was reviewed by the Sacramento Area Council of Governments on May 19, 1983. The Board of Directors, acting as the Airport Land Use Commission, voted unanimously to approve the request.

APPLC. NO. P83-137

MEETING DATE June 23, 1983

CPC ITEM NO. 17

000788

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The proposed site of the emergency helipad will be located near the emergency room and this addresses concerns previously expressed over patient safety and welfare. As proposed the new site will also eliminate the need to transport emergency patients on surface streets outside the Medical Center and will, therefore, have no adverse effect on traffic in the area.
2. The proposed helipad was reviewed by the City Fire Department and they have no objections to the development of this facility provided it meets the following standards:

A landing facility for fire department emergency use is to be installed as follows:

- a. A landing glide slope angle determined by a ratio of eight feet horizontal distance for every one foot of vertical clearance is required. Two such approaches shall be available at least 90 degrees removed from each other.
- b. A clear, unobstructed landing and take-off area with a minimum dimension of 100' x 100' and touch down area of 50' x 50' minimum is required.
- c. If the roof has no parapet wall, a fence or safety net shall be provided around the perimeter of the roof in such a manner that it will not restrict or reduce the required landing and take-off area.
- d. A wind-indicating device shall be provided.
- e. Provide a wet standpipe and 1-1/2 inch hose with a fog nozzle. Locate where it will not restrict or reduce the landing area.
- f. Mark the roof top for an emergency-use helicopter landing facility as shown in the Advisory Circular Heliport Design Guide, Department of Transportation Federal Aviation Administration.
- g. Section 1715 and 2308 C of the Uniform Building Code shall be included.
- h. Approval of Department of Transportation, Division of Aeronautics is necessary.

These standards were developed from the Uniform Building Code, National Fire Code Standard 418, Uniform Fire Code, Los Angeles Fire Department standard for helistops and the Department of Transportation Federal Aviation Administration Advisory Circular. These standards have been recently established and are in excess of those originally required for the helipad approved in September of 1982. These standards were developed to ensure that all available emergency service helicopters could land at the Medical Center.

3. The applicant has not submitted detailed plans of the proposed helipad and the Fire Department indicated that these plans would be necessary to evaluate compliance with the required standards.

4. The applicant will be removing a number of parking spaces to accommodate the proposed heliport. Staff recommends that an attempt be made to replace the lost parking spaces due to parking problems along neighboring streets adjacent to the Medical Center.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the project by:

1. Ratifying the Negative Declaration;
2. Approving the Special Permit, subject to the following conditions and based on findings of fact to follow.

Conditions - Special Permit

- a. The applicant shall submit detailed plans of the heliport for the review and approval of the City Fire Department prior to issuance of the special permit for this use.
- b. The helipad shall comply with the following standards:

A landing facility for fire department emergency use is to be installed as follows:

1. A landing glide slope angle determined by a ratio of eight feet horizontal distance for every one foot of vertical clearance is required. Two such approaches shall be available at least 90 degrees removed from each other.
2. A clear, unobstructed landing and take-off area with a minimum dimension of 100' x 100' and touch down area of 50' x 50' minimum is required.
3. A fence shall be provided around the perimeter in such a manner that it will not restrict or reduce the required landing and take-off area.
4. A wind-indicating device shall be provided.
5. Provide a wet standpipe and 1-1/2 inch hose with a fog nozzle. Locate where it will not restrict or reduce the landing area.
6. Mark the roof top for an emergency-use helicopter landing facility as shown in the Advisory Circular Heliport Design Guide, Department of Transportation Federal Aviation Administration.
7. Section 1715 and 2308 C of the Uniform Building Code shall be included.
8. Approval of Department of Transportation, Division of Aeronautics is necessary.
9. Address the problems and deficiencies noted in the attached memorandum (Exhibit A) to the satisfaction of the Fire Department.

- c. The applicant shall install a double pumper fire hydrant on an eight inch main as required by the Fire Department and indicated on Exhibit B.
- d. The applicant shall relocate all parking spaces being eliminated by the helipad to another location in the complex. A relocation parking plan shall be reviewed and approved by planning staff.

Findings of Fact - Special Permit

- a. The proposed project is based upon sound principles of land use, as conditioned, in that the site is designated for a medical center and the emergency helipad will provide more efficient service for the community.
- b. The granting of the special permit will not be detrimental to the public health, safety or welfare, as conditioned, in that adequate safeguards will be provided by standards designed to ensure against hazards due to fire.
- c. The proposed emergency helipad is consistent with the General Plan and the East Broadway Plan which designate the site for a medical center with related uses.



WILLIAMSON TR

ELMHURST

SACRAMENTO

MEDICAL CENTER

U.C. DAVIS MED. CENTER

SUBJECT SITE

MARION ANDERSON SCHOOL

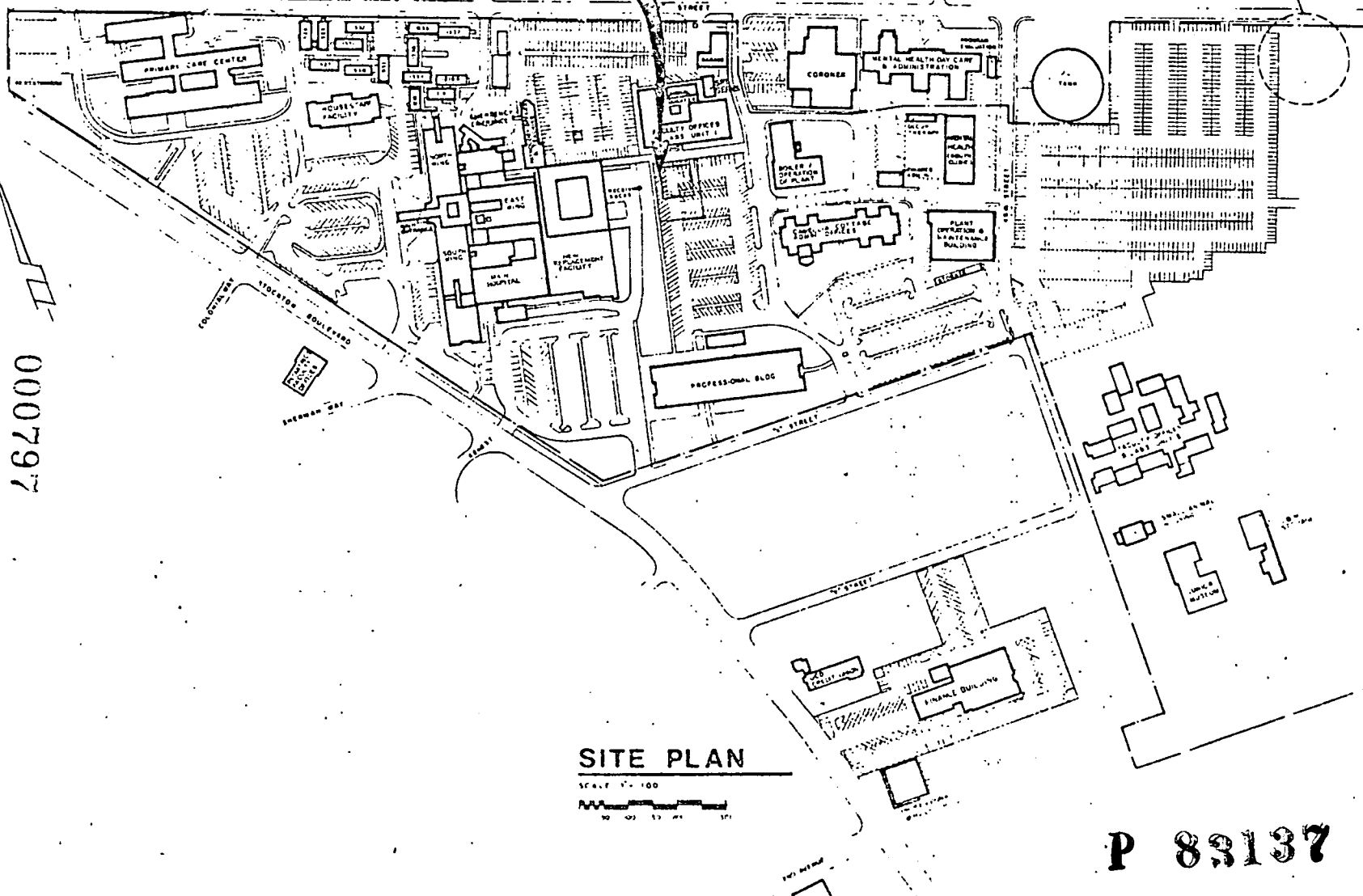
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PROPOSED HELIPAD SITE

PROPOSED REPLACEMENT
PARKING AREA -
54 ADDITIONAL SPACES
REQUIRED



SITE PLAN
 SCALE 1" = 100'
 0 10 20 30 40 50

P 83137

U.C.D.
 office
 of
 architects
 and
 engineers
 university
 of
 california
 davis 95616

WESTON & HILL, INC.
 1747 BLVD. J, THURSDAY 8000
 SACRAMENTO, CALIF. 95834
 PHONE (916) 822-1941
 wph

county Sacramento
Oroville Oroville
 job no.
 drawn
 approved

HELIPAD
U.C.D.
MEDICAL
CENTER
SACRAMENTO
CALIFORNIA
 project

revisions

VICINITY
MAP
 sheet title 1" = 100'
 scale

sheet
1 of 2 sheets
 date

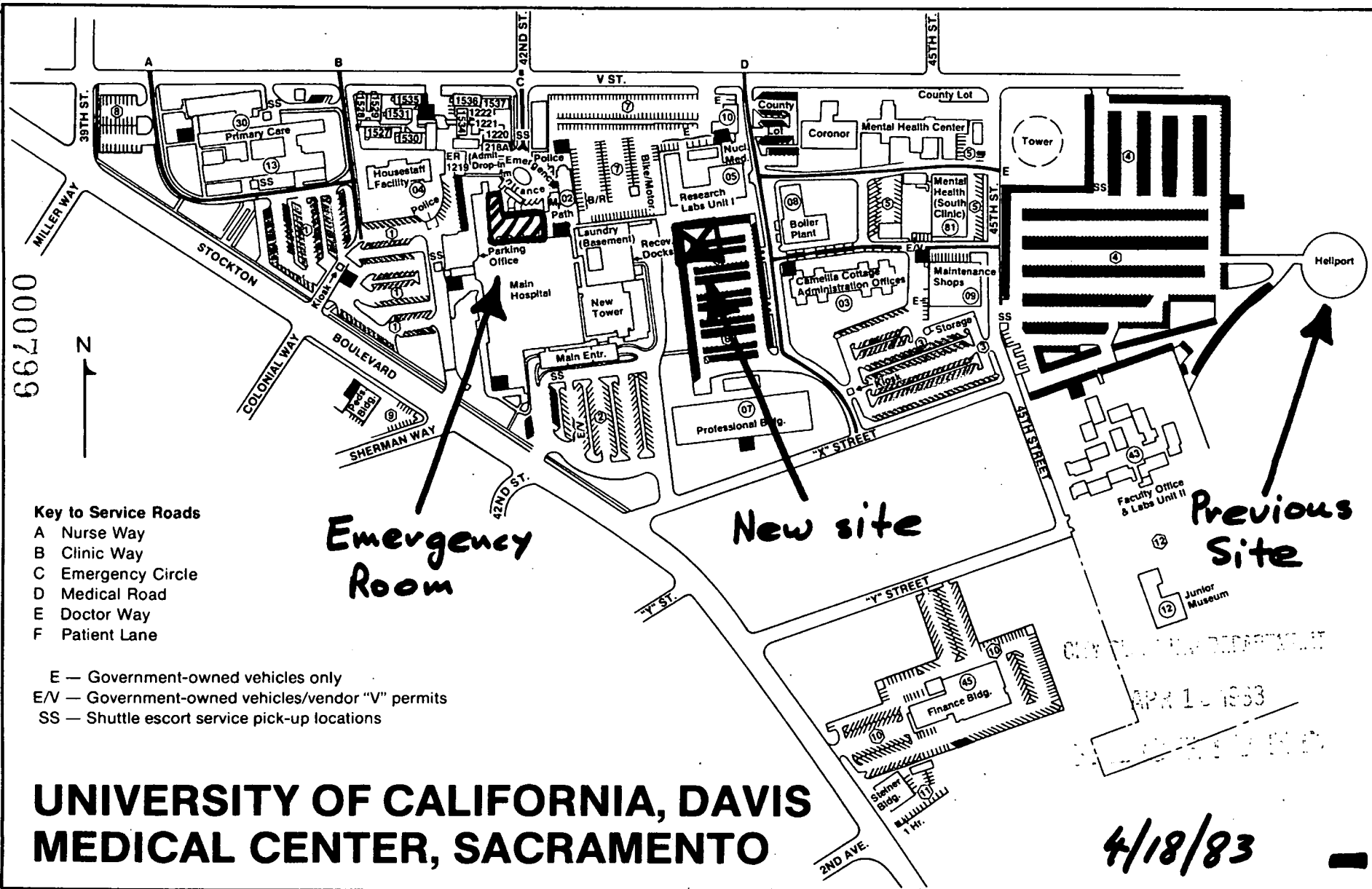
- Yellow: UCDMC Employee "B"/Vendor "V" permit required
- Green: UCD Student "C"/Employee "A"/Employee "B"/Vendor "V"/Volunteer/Visitor 50¢
- Lt. Blue: Patient/Visitor 25¢ per hour/Employee "B" permit 2 PM—8 AM only
- Blue: Reserved for handicapped persons w/DMV disability plates, placards/UCDMC medical permits
- Grey: Faculty B/H permits/Registered Employee Carpool permits, "B" permit 1:30 PM—8 AM only
- Pink: County of Sacramento only
- Red: Emergency phones—Police/Parking
- Clear: Parking meters/time zones, restricted parking spaces

POLICE AND PARKING
 UCD MEDICAL CENTER, SACRAMENTO
 MAIN HOSPITAL, ROOM 1202
 2315 STOCKTON BOULEVARD
 SACRAMENTO, CALIFORNIA 95817
 POLICE (916) 453-2555
 PARKING 453-2687

P83-137

June 23, 1983

Item 17



COUNTY OF SACRAMENTO
 APR 18 1983
 CLERK OF SUPERIOR COURT

EXHIBIT A

P83-137

JUNE 23 1983

IPM 17

000798

P 82137

U.C.D

office of architects and engineers

university of california davis 95616

MP

county SACRAMENTO

job no. Crown approved

HELIPAD U.C.D. MEDICAL CENTER

SACRAMENTO CALIFORNIA

project

revisions

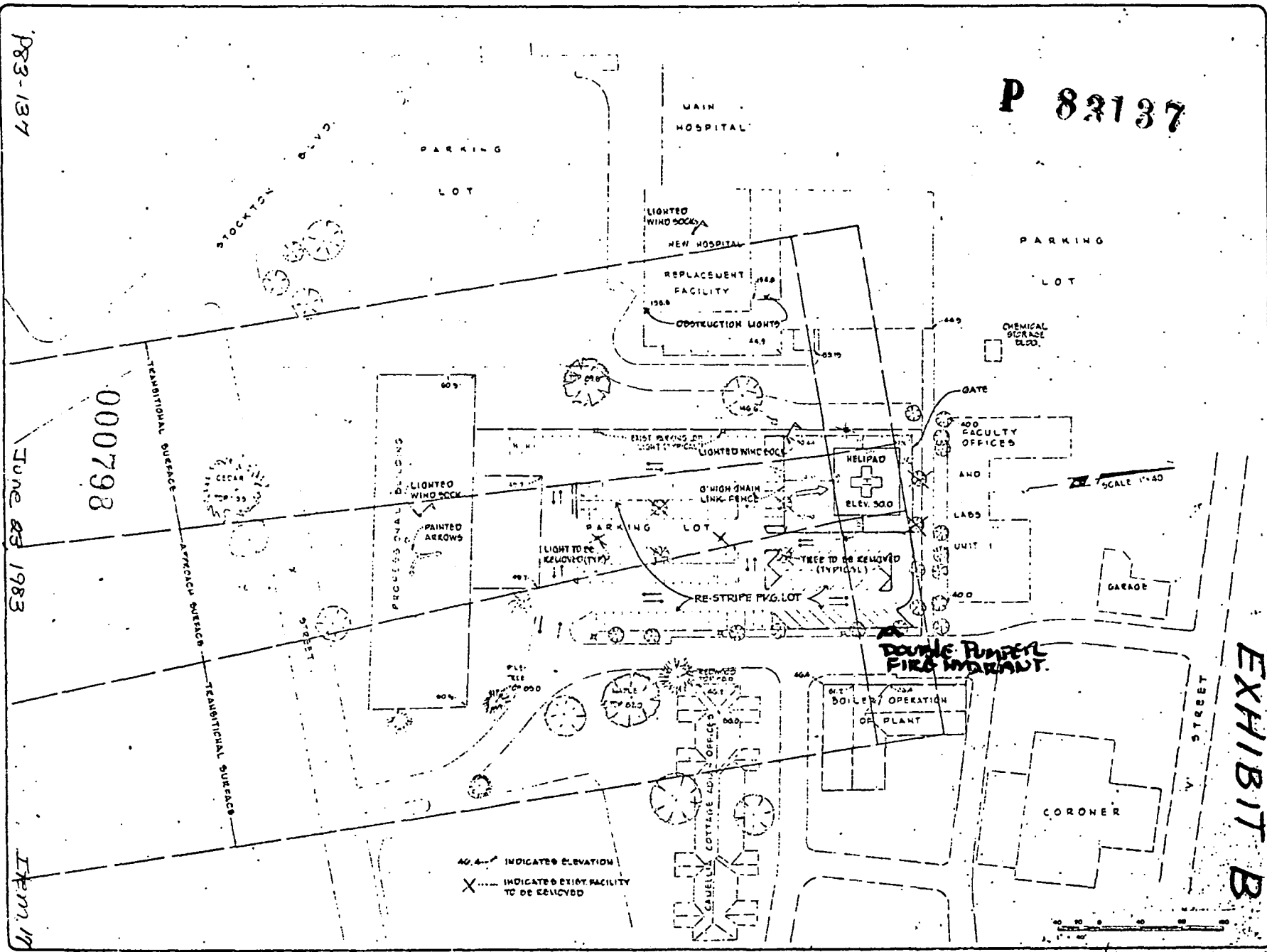
PARKING PLAN

sheet title scale

sheet

date

EXHIBIT B



40.4' INDICATES ELEVATION
 X INDICATE EXIST. FACILITY TO BE REMOVED

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"