

Staff Report

CASE NUMBER - 88-122-CUP

PLANNING COMMISSION DATE April 11, 1989

APPLICANT - The Stichler Design Group, Inc.

LOCATION - At the intersection of Avenida Del Diablo, Del Dios Road and West Valley Parkway, addressed as 1817 Avenida Del Diablo.

TYPE OF PROJECT - Condition Use Permit

PROJECT DESCRIPTION - A modification to a Conditional Use Permit to expand an existing skilled nursing facility to include a 1,200 SF temporary office building.

STAFF RECOMMENDATION - Approval, subject to conditions.

ZONING - R-1-10

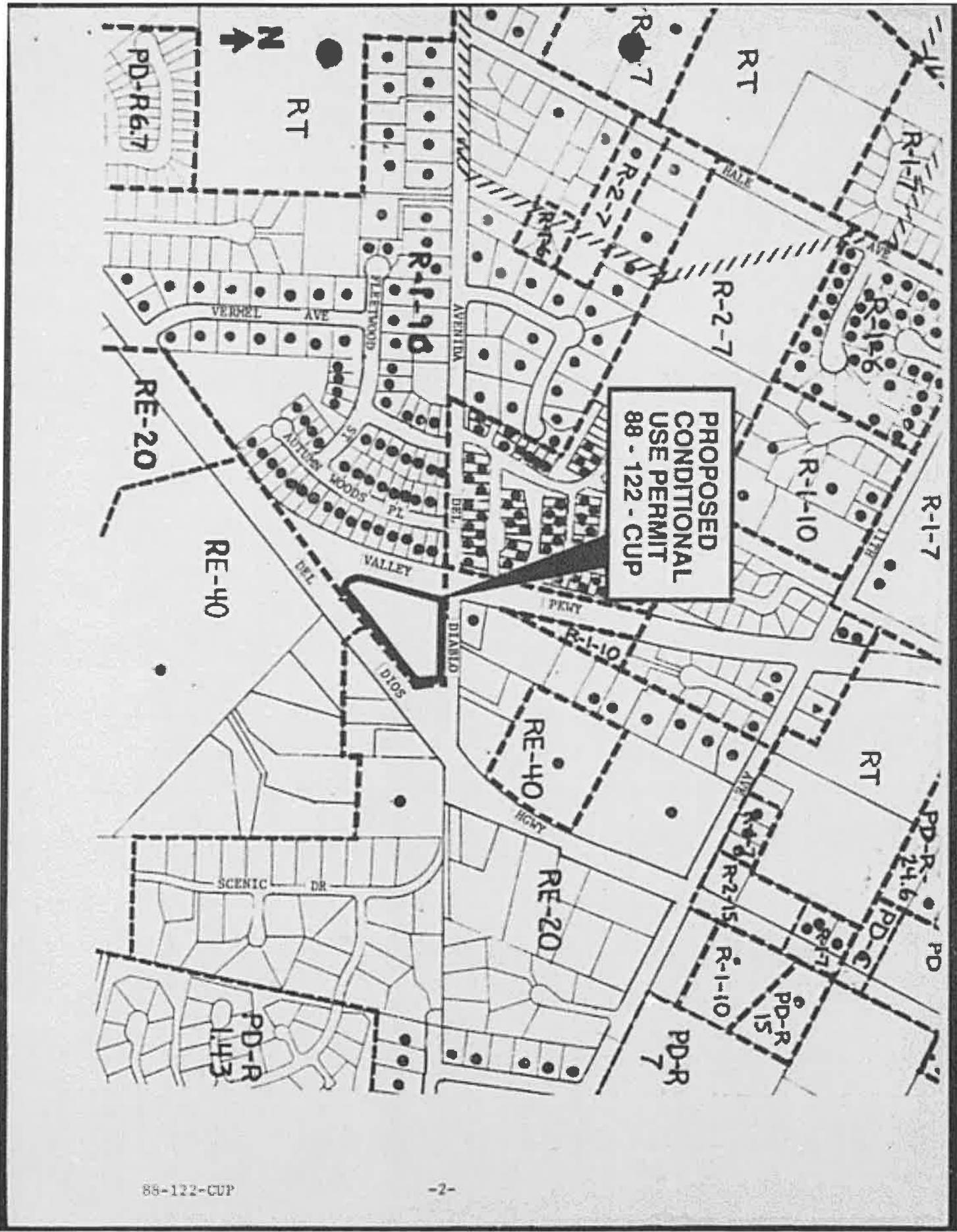
BACKGROUND/SUMMARY OF ISSUES -A new Conditional Use Permit is required since the expansion is over 1,000 SF. It involves the placement of a temporary office building which is presently located on the Palomar Hospital site. It would serve immediate office needs but would be temporary since a master plan and permanent addition are presently being designed. The facility would not be located on the site for more than three years. It is also situated such that it would not interfere with the proposed permanent expansion. The issues are as follow:

1. Whether the temporary structure will be compatible with the surrounding properties.
2. Whether additional design features should be required.

REASONS FOR STAFF RECOMMENDATION -

1. Staff feels that the office facility would be compatible with surrounding properties on a temporary basis since it would be painted to match the existing facility, screened with existing and proposed landscaping, and will be on the site for a limited amount of time.
2. The alternative embellishments to the temporary structure have not been required since it would increase the bulk and would still be distinguished from the permanent facility.

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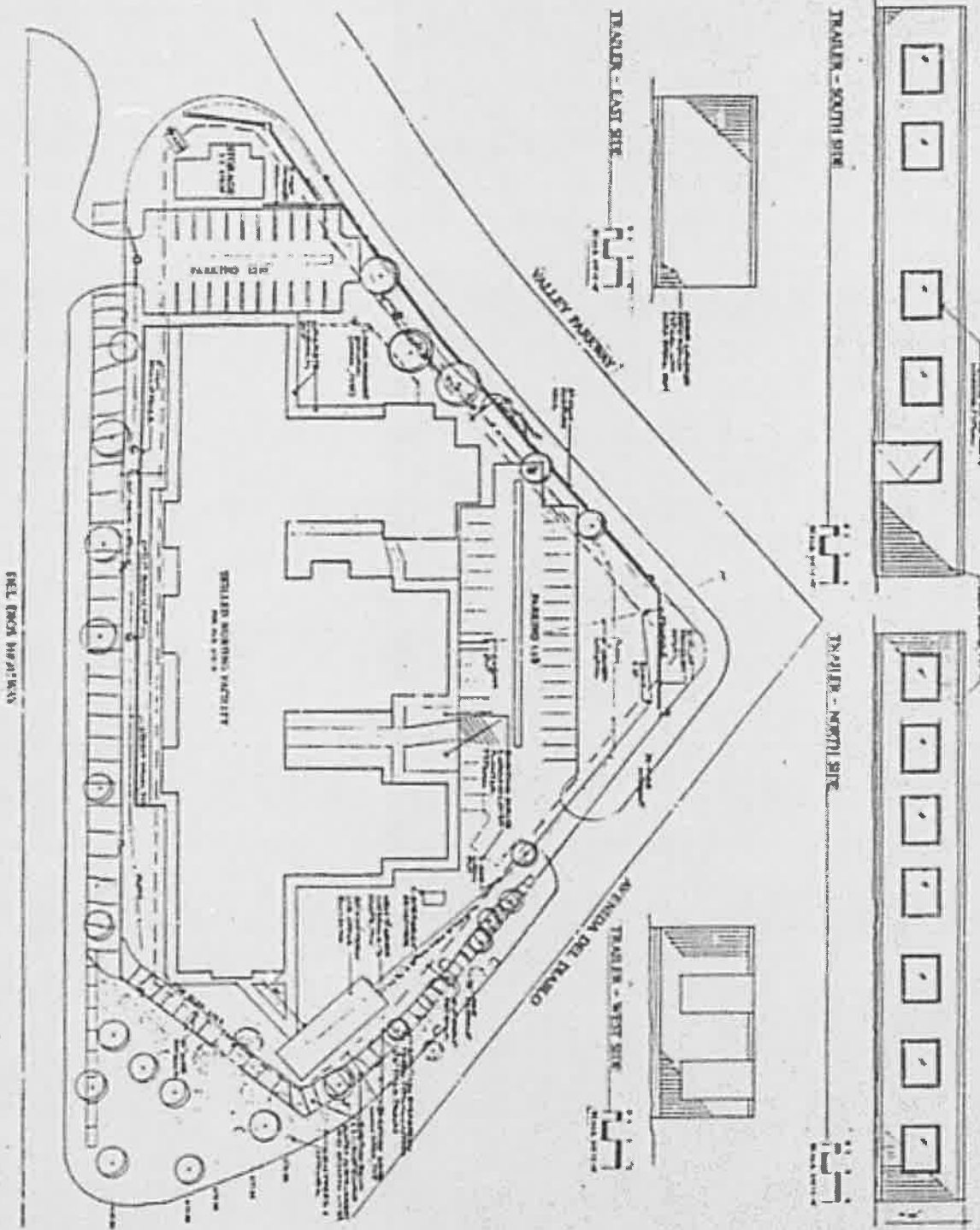
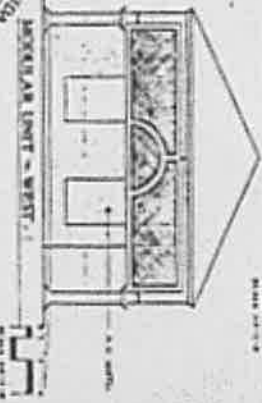
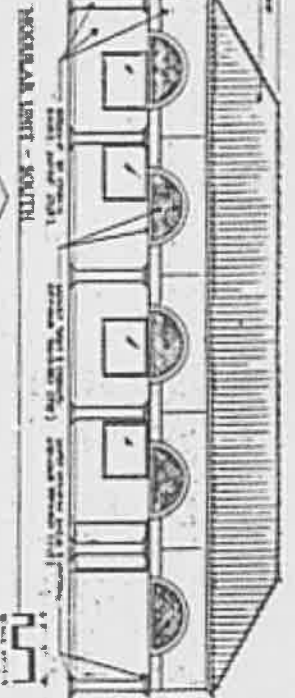
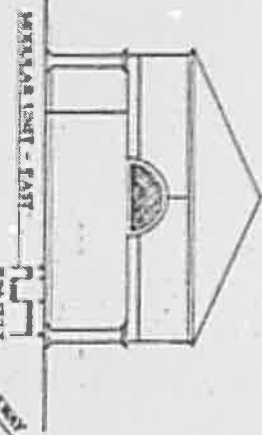
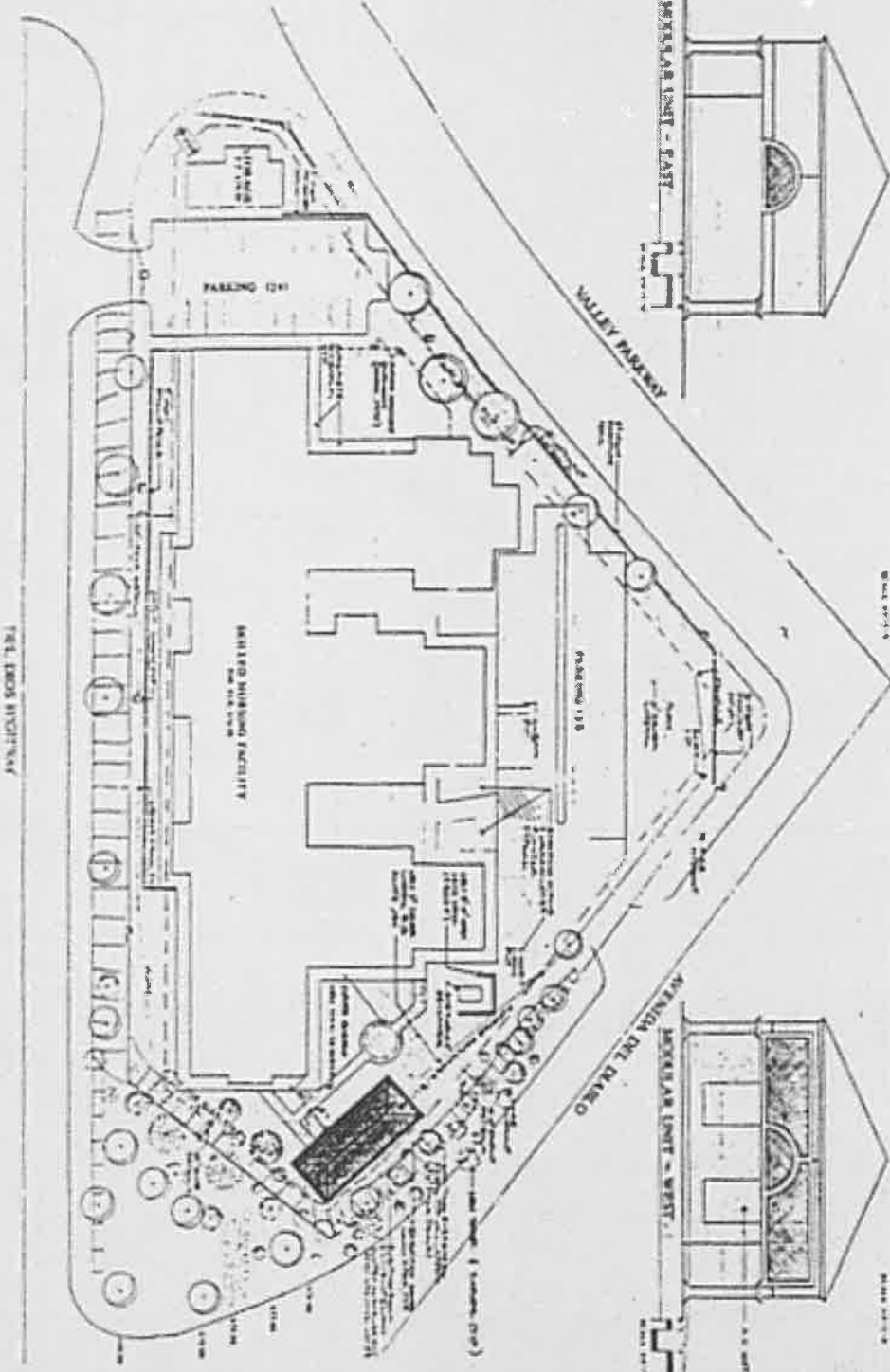


EXHIBIT 1

<p>ALL</p>	<p>THE STOKER DESIGN GROUP, INC. ARCHITECTURE PLANNING INTERIORS 2121 BROADWAY, SUITE 100 SAN DIEGO, CALIFORNIA 92108-4144</p>	<p>MODULAR OFFICE BUILDING RELOCATION PALOMAR CONVALESCENT CENTER ESCONCIDO, CALIFORNIA</p>
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88-122-CUP



TRAIL CROSS HIGHWAY

VALLEY AVENUE

AVENIDA DEL BARRO

SITE PLAN



EXHIBIT 2

<p>ALL DIMENSIONS IN FEET AND INCHES</p>	<p>THE STICKLER DESIGN GROUP, INC. ARCHITECTS 1000 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90069</p>	<p>MODULAR OFFICE BUILDING RELOCATION PALOMAR CONVALESCENT CENTER ESCONZIDO, CALIFORNIA</p>
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ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - RE-20 zoning/Single family residences across Avenida Del Diablo

SOUTH - RE-20 and RE-40 zoning/Single family residences across Del Dios Road

EAST - RE-20 zoning/Single family residences across Del Dios Road

WEST - R-1-10 zoning/Single family residences across Valley Parkway

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the proposed project.
2. Effect on Fire Service -- As proposed, adequate fire protection services can be provided.
3. Traffic -- The project will take access from Avenida Del Diablo which is classified as a local collector road. Existing traffic volumes on Avenida Del Diablo are approximately 1,000 ADT. The project will also take access from Del Dios Highway which is an unclassified street. Anticipated traffic volumes are well within the capacity of this street.
4. Utilities -- City sewer and water service is available from existing mains.
5. Drainage -- There are no significant drainage courses within or adjoining the property. Runoff from the project will be directed to the adjoining public street or other improved drainage facility.

C. ENVIRONMENTAL STATUS

1. The request was determined to be categorically exempt pursuant to Section 15301 (E-1) of CEQA.
2. In staff's opinion, no significant environmental issues remain unresolved through compliance with code requirements and the recommended conditions. See attachment "A" for environmental implementation and monitoring.

D. CONFORMANCE WITH CITY POLICY

General Plan

1. The General Plan designation is Low, Low Density Residential. Community uses such as nursing facilities are customarily permitted in these areas when conditioned to observe the underlying zone restrictions, and are otherwise compatible with surrounding residential uses. The proposed modification is consistent since it meets all of the standards of the R-1-10 zone and the temporary building will be screened by existing and proposed landscaping.

ANALYSIS

2. Stability of a Temporary Structure

The project proposes a temporary structure to be utilized as an office. Temporary structures have been approved in the City provided the structure complies with the zoning requirements, is adequately screened, and is removed within a limited period of time. Staff feels that this request is consistent with City policy since the applicant is proposing to file for, and if approved, construct a permanent expansion (on the southwest corner). In addition, the conditions of approval require the removal of the temporary structure in three years and landscape screening will be provided.

In order to provide some design consistency between the temporary structure and the permanent facility, the applicant had previously proposed a permanent architectural cover over the temporary structure. The cap was proposed with a red sloped roof and an off white stucco exterior. (See exhibit 2.) While the cap would utilize similar architectural features as those which occur on the existing facility, the Design Review committee felt that the cover over the temporary building would still have a temporary appearance in comparison to a permanent expansion. It was also the opinion of the committee that the proposed temporary structure (Exhibit 1) would be removed in a more expedient manner if it had no permanent architectural features attached to it.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

1. The site is flat and developed with an existing skilled nursing facility.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Zoning:----- R-1-10
2. Size of Parcel:----- 2.37 Acres
3. Size of Facility
- Existing:----- 33,000+ SF
- Proposed:----- 1,200+ SF
- Total:----- 34,200 SF
4. Nature of Proposed Use:----- Temporary Office Building
5. Hours of Operation
- Existing Facility:----- 24-hour care
- Proposed Office:----- 8 a.m. to 5 p.m. Monday - Friday
6. Number of Employees
- Existing Facility:----- 40 employees maximum during overlapping of shifts
- Proposed Office Building:----- 6
7. Design Details
- Existing Facility
- Roof:----- red tile
- Exterior:----- off-white stucco
8. Proposed Office Building
- Roof:----- flat roof
- Exterior:----- off-white, wood siding
9. Landscaping:----- While trees already occur along Del Dios Highway and Avenida Del Diablo, additional trees and shrubs are proposed for screening purposes adjacent to the office building

	<u>Proposed</u>	<u>R-1-10 Requirements</u>
10. Setbacks of Proposed Office Building		
Front (Avenida Del Diablo):-----	18' maximum	15'
Side (Del Dios Road):-----	115' (14' to property line)	10'
11. Parking Spaces	<u>Proposed</u>	<u>Required</u>
	57	51

C. CODE COMPLIANCE ANALYSIS

1. General Plan:

- a) Land Use Element Designation:---- Low, Low Density Residential
(up to 2 du/acre)
 - b) Circulation Element Designation: Valley Parkway - Major Road
(102' right-of-way)
- Del Dios and Avenida Del Diablo are
Local Collectors (64' right-of-way)

D. RELATED CASES

- June 9, 1987:----- Planning Commission approved a
modification to the Conditional Use
Permit to add 23 parking spaces and a
2,000 SF expansion for a rehabilita-
tion facility (87-36-CUP)
- November 13, 1986:----- Planning Commission approved a
modification of the Conditional Use
Permit to convert an intermediate care
facility to a 96-bed skilled nursing
facility (86-123-CUP)
- May 11, 1982:----- The Planning Commission approved
Conditional Use Permit 81-193-CUP for
a 31,000 SF, 96-bed, convalescent
care/physical therapy center. The
facility was licensed by the State as
an intermediate care facility.

FINDINGS OF FACT

88-122-CUP

EXHIBIT "A"

1. Approval of the Conditional Use Permit would be in response to services needed by the community and would be based on sound principles of land use, as nursing facilities are generally allowed in residential areas with adequate buffering, and offices are typical accessory uses generally associated with such facilities.
2. Granting this Conditional Use Permit will not cause deterioration of bordering land uses since the proposed building will be located with substantial setbacks and extensive landscaping for immediate screening will be provided.
3. Approving this request as conditioned, would not adversely affect any neighborhood plan, as the building will be removed in three years.

CONDITIONS
88-122-CUP
EXHIBIT "B"

Planning

1. The Conditional Use Permit shall be used within one year or it shall be null and void. Extensions may be granted at the discretion of the Planning Commission.
2. The exterior materials, colors, textures, etc., shall be consistent with the Details of Request to the satisfaction of the Planning Department. The exterior of the proposed building shall be painted to match the existing buildings, prior to occupancy.
3. All outside storage shall be screened from public view, in a manner satisfactory to the Planning Department.
4. All lighting shall be arranged so as not to reflect upon adjoining properties or streets. Any new lighting proposed shall conform to Ordinance 86-75, and details shall be provided prior to Building Permit issuance, to the satisfaction of the Planning Department.
5. All mechanical equipment and appurtenances not entirely enclosed within the structure, if placed on the roof structure, shall be screened from public view. The method used to accomplish the screening shall be indicated on the building plans, and approved by the Planning Department prior to issuance of building permits.
6. All new utility service shall be underground.
7. No utilities shall be released for any purpose until all requirements of the Fire, Planning, Engineering, and Building Departments have been completed.
8. All requirements of the Public Art Partnership Program, ordinance 86-70, shall be satisfied prior to building permit issuance.
9. Seven (7) copies of the revised site plan reflecting all of the modifications and conditions shall be submitted to the Planning Department and approved prior to issuance of building permits. The plan shall show a 30' separation between the temporary structure and the existing facility.
10. The design and uses of the project shall be restricted as noted in the Details of Request of the staff report.

Landscaping

1. Two (2) copies of detailed landscape and irrigation plans for the proposed building shall be submitted to the Planning Department prior to building permit issuance. These plans shall indicate the proposed landscaping and areas of existing landscaping to remain in the vicinity of Avenida Del Diablo and Del Dios Highway. A combination of trees and shrubs shall be planted to provide screening of the structure to the satisfaction of the Planning Department.

2. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner prior to occupancy. The required landscape areas shall be free of all foreign matter, weeds, and plant materials not approved as part of the landscape plan approval.
3. All landscaping shall be permanently maintained in a flourishing manner.
4. Within 18 months of the approval, the applicants shall submit a complete Conditional Use Permit application for the permanent expansion.
5. Prior to building permit issuance bond shall be posted for the removal of the structure. The subject temporary structure shall be removed no later than April 11, 1992 to the satisfaction of the Planning Department and City Attorney's Office. In the event that the permanent facility is completed prior to 4/11/92, the temporary structure must be removed prior to the granting of occupancy of the permanent structure. The bond shall also address the re-landscaping of the area the temporary structure would have occupied.

ATTACHMENT "A"

Environmental Mitigation Implementation
and Monitoring Program

<u>Task</u>	<u>Responsibility</u>	<u>Timing</u>
1. Submit a landscape and irrigation plan.	Applicant	Prior to grading and building permit issuance
2. Review landscape plan to ensure adequate screening of the temporary structure.	Planning Dept.	Prior to grading and building permit issuance
3. Submit lighting plan.	Applicant	Prior to building permit issuance
4. Review lighting plan to ensure conformance with Lighting Ordinance.	Planning Dept.	Prior to building permit issuance
5. Inspect all required landscaping to ensure conformance with approved plans.	Applicant	Prior to building and grading permit issuance.
6. Submit Conditional Use Permit application for permanent expansion.	Applicant	Prior to 11/90
7. Review Expansion Request	Planning, Building Engineering, Police, Fire and Community Services	Prior to 04/91
8. Remove Temporary Structure and relandscape.	Applicant	Prior to 04/92
9. Inspect to ensure structure has been removed and area has been relandscaped.	Planning Dept.	04/92

CITY OF ESCONDIDO



ROBERT A. LEITER
COMMUNITY DEVELOPMENT DIRECTOR

CIVIC CENTER PLAZA
301 North Broadway, Escondido
California 92025-2798
(619) 741-4671

STATEMENT OF EXEMPTION

DATE: April 3, 1989

CASE NO.: 88-122-CUP

LOCATION: Nursing facility expansion at 1817 Avenida Del Diablo

This project has been reviewed in keeping with the California Environmental Quality Act of 1970 and Guidelines and the ordinances and regulations of the City of Escondido.

It has been determined that the project qualifies for exemption. The finding was based on the information listed below:

I. Project Description

Conditional Use Permit to add a 1,200 square foot modular unit at an existing nursing care facility in the R-1-10 zone.

II. Guidelines Section(s) Under Which Exempt

Class I, Section 15301 (E-1) -- Existing Facilities

III. Reasons to Support Finding

1. This will result in an increase of 1,200 SF which is less than 2,500 SF specified in Section 15301 (E-1).
2. The project is in a developed single family residential zone where all public services and facilities are available.


JONATHAN BRINDLE
Assistant Planning Director

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