

CITY OF ESCONDIDO

100 VALLEY BLVD. ESCONDIDO
CALIFORNIA 92025
R 19 741-4671



ROLF S. GUNNARSON
COMMUNITY DEVELOPMENT DIRECTOR

May 18, 1987

Brian Hartsell
Stichler Design Group
1450 Frazee Road
Sun Road Plaza West, Ste. 316
San Diego, CA 92108

RE: 87-36-CUP, 1817 Avenida del Diablo

Dear Brian:

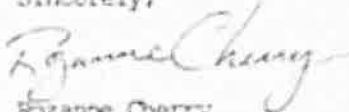
As we discussed today, staff has determined that the Plot Plan application submitted 4/23/87, for the addition of rehabilitation facilities to the Palomar Convalescent Center must be reviewed as a modification to a Conditional Use Permit. This is pursuant to Section 1094.16 of the zoning code which allows expansions up to 1,000 sf or 10% of the facility, whichever is less, without a CUP. Therefore, this expansion request will be combined with the current CUP (Case 87-36 CUP) for a new parking lot, which has been tentatively scheduled for the June 9th Planning Commission hearing. In order to remain on this agenda, the following items must be submitted by Thursday, May 21, 1987:

1. Thirteen (13) copies of a composite site plan which indicates
 - a. The existing parkway wall & storage building
 - b. Trash enclosures
 - c. Vehicle turnarounds in both parking lots
 - d. The new building addition
 - e. 10' setback from the new parking lot to the property line adjacent to Del Dios Highway
 - f. Standard size parking spaces at a ratio of 1:200 sf of the rehabilitation center plus any existing spaces lost due to the expansion.
2. Thirteen (13) copies of the proposed floor plan and elevations.
3. A written statement, or notes on the plan, which indicate the total area of the rehabilitation facilities, the anticipated percentage of outside patients who may be referred to the new facility for therapy, and the intention that the new parking lot will be assigned parking for staff only.

4. Legible transparencies (8.5" x 11") of the revised sheets.

If the items listed above are not submitted by Thursday, the case will be rescheduled for the next available hearing after the requested materials are received. A refund of the \$175.00 paid for the Plot Plan review is being processed and will be returned under separate cover. If you have any questions, please call me at 741-4671.

Sincerely,



Rozanne Cherry
Assistant Planner

RC/jr

cc: Robert Edwards & Mark Burmester
Palomar Pomerado Hospital District
215 S. Hickory Street, Suite 310
Escondido, CA 92025

Joseph Stango
Palomar Pomerado Hospital District
465 East Grand Avenue
Escondido, CA 92025