

June 9, 1967

TO: Planning Commission

FROM: Planning Department

SUBJECT: 87-36-CUP

LOCATION: South side of Avenida del Diablo, between Valley Parkway and Del Dios Highway, addressed as 1817 Avenida del Diablo

REQUESTED ACTION: A modification to a previously approved Conditional Use Permit to add a 23 space parking lot and a 2,000+ SF expansion for rehabilitation facilities at an existing convalescent center in the R-1-10 zone.

RECOMMENDATION

APPROVAL of both the expansion and new parking area subject to the Conditions of Approval

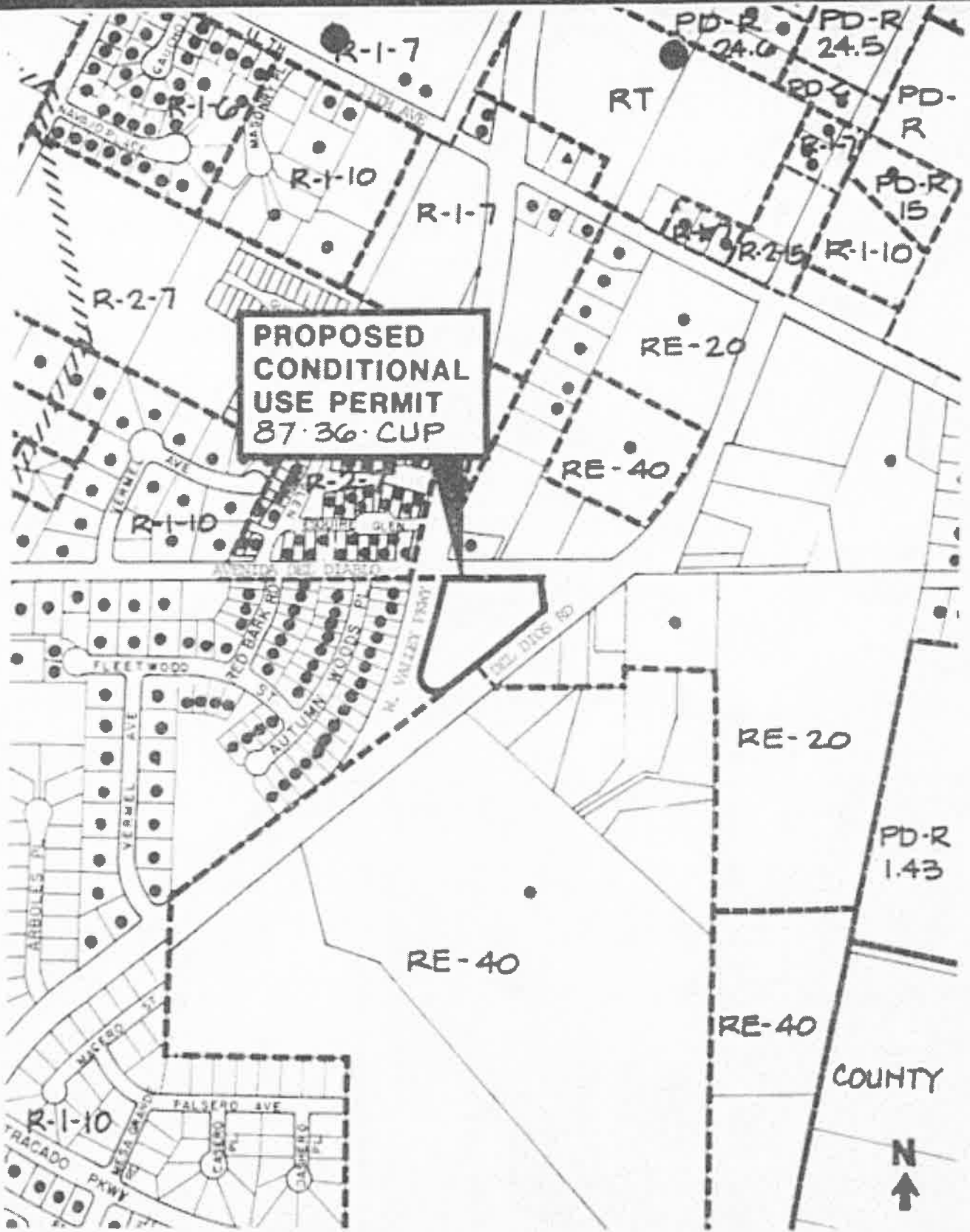
BACKGROUND

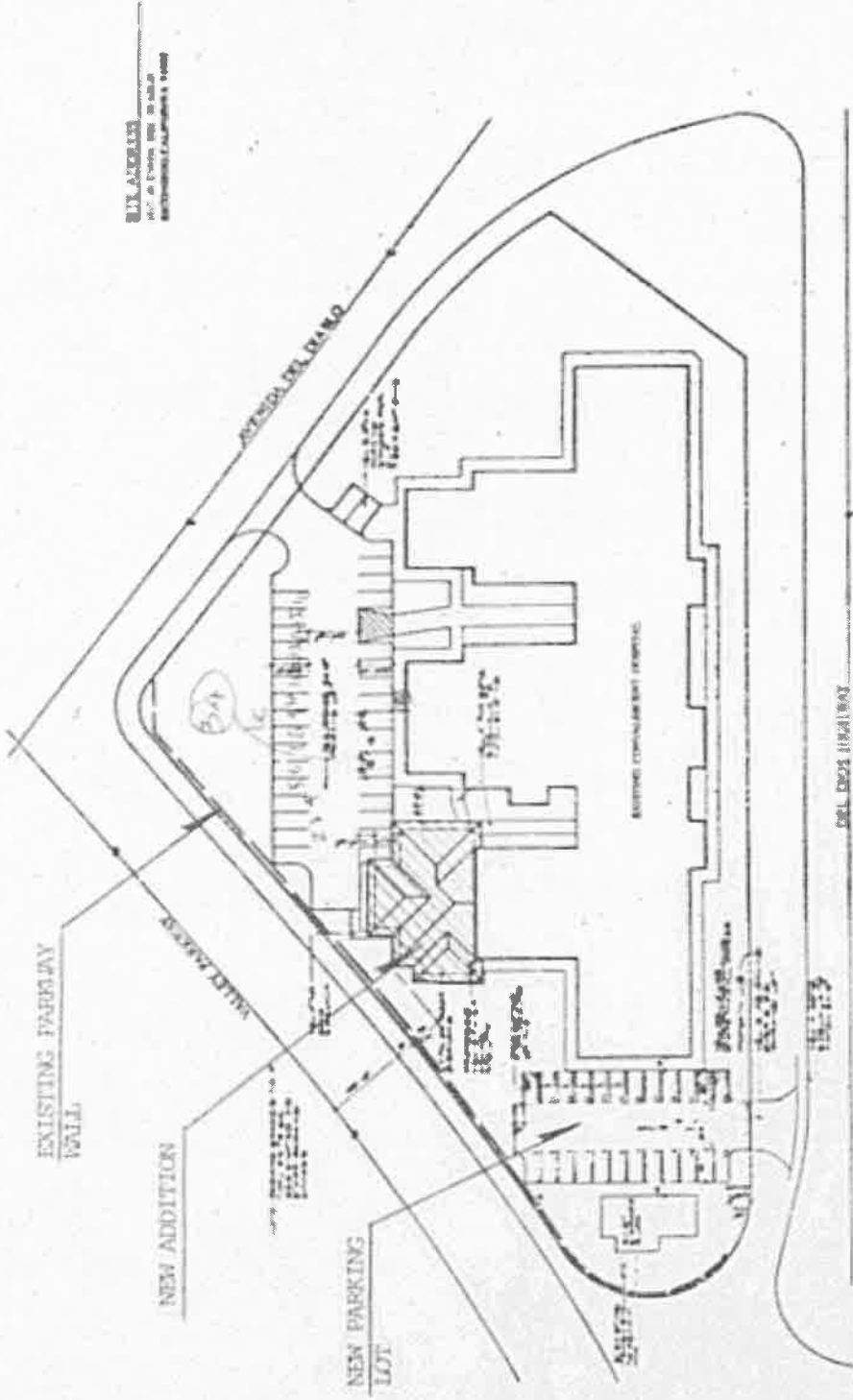
The applicant seeks to remodel part of the southwesterly wing and add approximately 2,000 SF of new rehabilitation area for the treatment of existing patients in the convalescent hospital and Palomar Memorial Hospital. These clients currently are treated at private clinics off-site. The nature of the previously approved use as a skilled nursing facility will not change, and two additional staff members will be necessary. A 23-space parking lot is also proposed south of the existing buildings to provide additional staff and visitor parking.

ANALYSIS

Building Addition -- The expansion will be located to the west of the hospital and will be screened from the east by existing buildings, and by a parkway wall to the north, south, and west. The proposed expansion will be compatible since the architecture, colors, and building height will match the existing structures; the extent of the expansion is minor; setbacks are observed; and adequate parking is provided.

New Parking Lot -- The new parking lot will provide another 23 standard size parking spaces which satisfy the additional parking required for the expansion and new staff as well as provides 10 extra spaces. This lot is conditioned to be used only by staff in order to make more guest spaces available in the northwestern lot. Although the two lots are not physically connected, they conform with code since neither lot has multiple aisles which require the use of the street to get from one to the other. The proposed parking lot will be compatible since it will be screened by existing buildings to the north, a parkway wall to the south and west, and a bermed 10' landscaped setback to the east.





ALL AREAS
 NOT TO SCALE
 EXCEPT WHERE SHOWN

DEL. 10/15/13

SITE PLAN

SITE PLAN

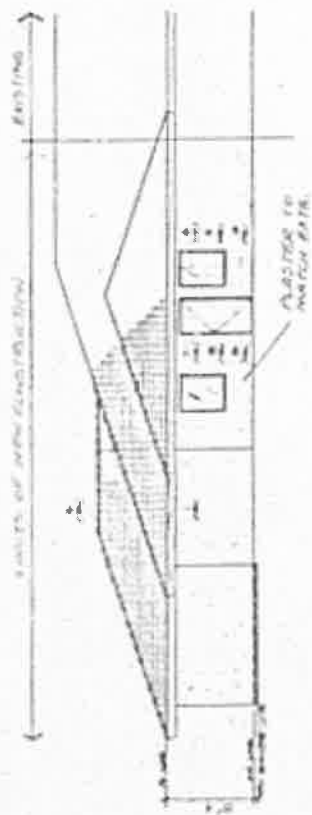
1/2" = 1'-0"

PALOMAR CONVALESCENT CENTER
REHABILITATION FACILITY ADDITION
CALIFORNIA

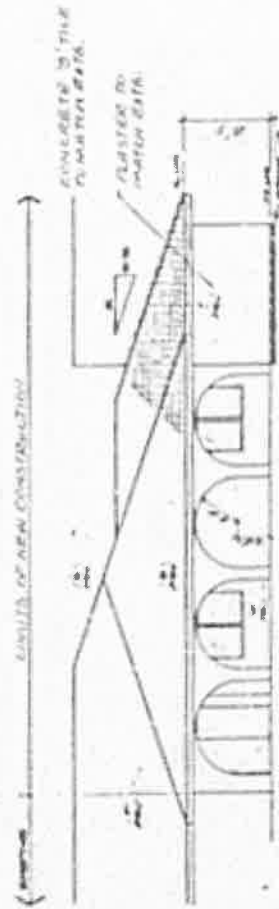
THE SHERIDAN GROUP INC.
ARCHITECTS



DATE: 11/15/88
DRAWN BY: J. [unclear]
CHECKED BY: [unclear]
SCALE: 1/2" = 1'-0"
SHEET: A24

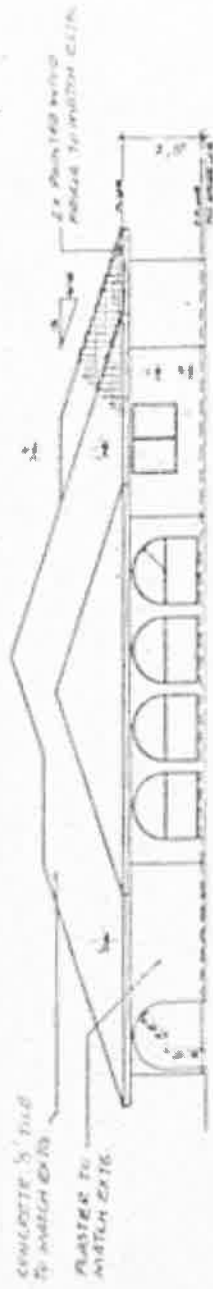


WEST ELEVATION (REVISED)

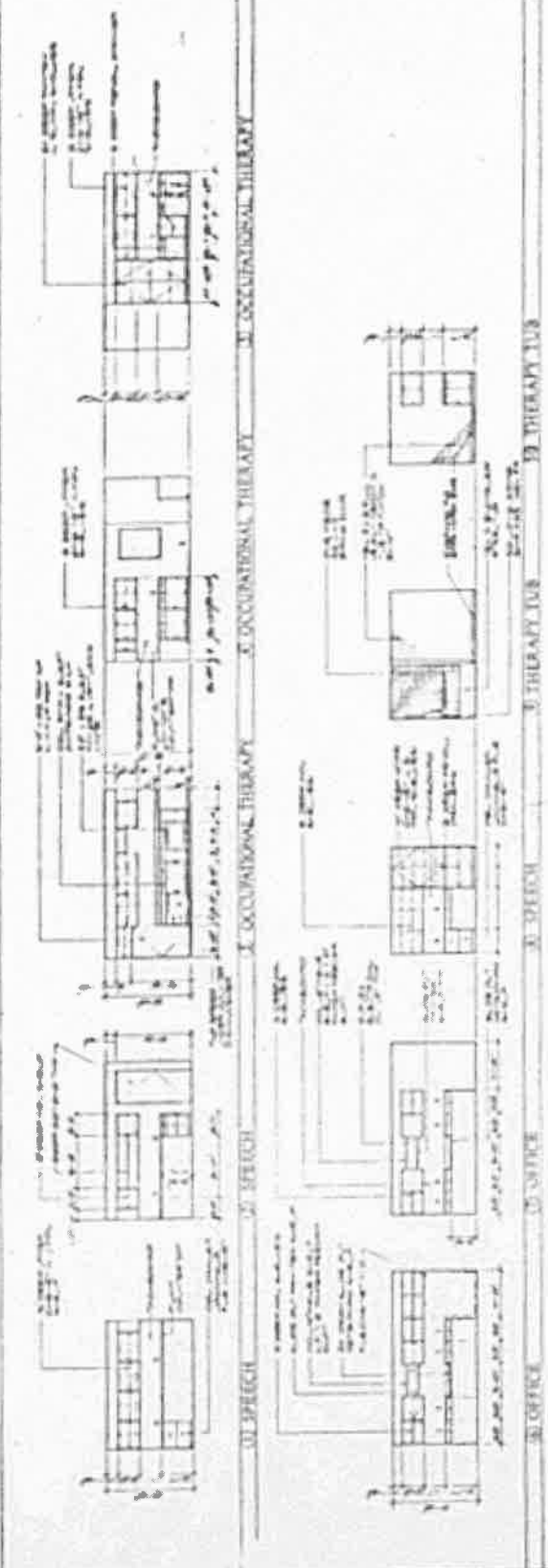


EAST ELEVATION (REVISED)

ELEVATIONS



HOPKIN ELEVATION



ELEVATIONS

PALOMAR CONVASCENT CENTER
 REHABILITATION FACILITY ADDITION
 PALOMAR, CALIFORNIA

THE STRONG DESIGN GROUP, INC.
 ARCHITECTS

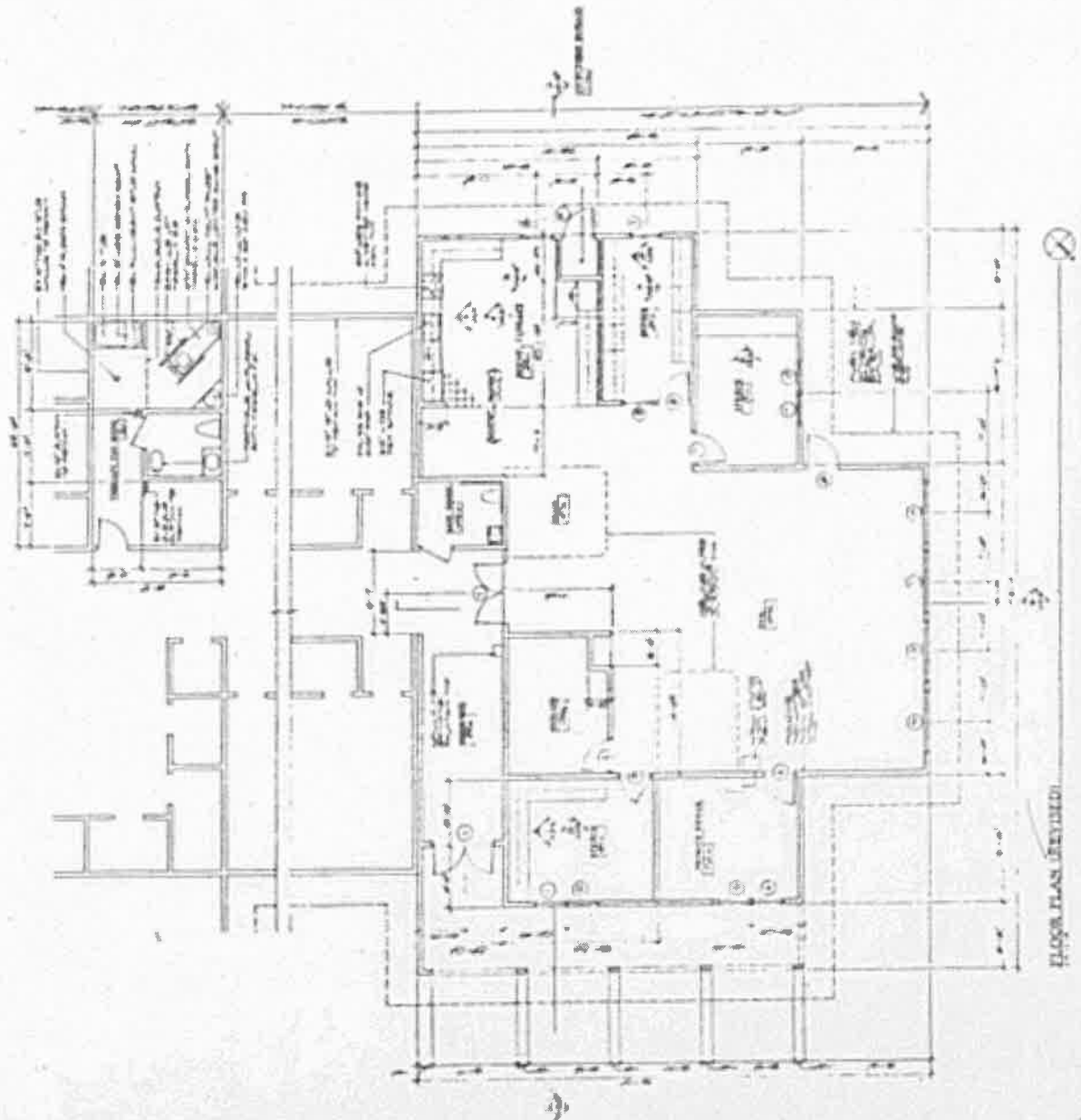
PROJECT NO. 122
 DATE: 11/11/04

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/04	ISSUE FOR PERMITS
2	11/11/04	ISSUE FOR PERMITS
3	11/11/04	ISSUE FOR PERMITS
4	11/11/04	ISSUE FOR PERMITS

ROOM FINISH SCHEDULE
 FINISH MATERIAL KEY

DOOR TYPE
 WINDOW TYPE



FLOOR PLAN

FINDINGS OF FACT

87-36-CUP
EXHIBIT "A"

1. Due to the site's location, the attached conditions, and the minor extent of the proposed modifications, granting the request would be based on sound land use principles, and would provide the community with additional rehabilitation services.
2. As conditioned, the modifications will not cause deterioration of bordering land uses or create special problems for the area since the architecture and scale of the new construction will match the existing buildings, more than the minimum number of parking spaces required will be provided, and the new parking area will be designated for staff only.
3. Granting this request, as conditioned, will be compatible with the residential neighborhood in which it is proposed since the design and size of the modifications are consistent and adequate screening can be provided.

CONDITIONS OF APPROVAL

87-36-CUP
EXHIBIT "B"

Planning Department

1. The use of the facility shall conform to the Details of Request and Conditions of the previously approved Case 86-123-CUP, except as modified by this approval.
2. A minimum total of 47 parking spaces shall be provided and shall be double striped per City Standards, with minimum dimensions of 18' x 8.5' (a 2' vehicle overhang is permitted). The existing parking lot shall be resurfaced and double striped to City Standards. A minimum of two handicap parking space are required and shall be striped to Title 24 standards, 18' x 9' with an adjacent 5' wide loading/unloading area. The vehicle turnaround areas shall be striped and marked for no parking.
3. The new southerly parking lot shall be designated for staff parking only and shall be identified as such in the field, to the satisfaction of the Planning Department. Appropriate signage shall also be provided which identifies the visitor and patient parking area in the existing lot to the west of the buildings.
4. The exterior building modifications shall be as shown in the Exhibits and shall match the existing structures, to the satisfaction of the Planning Department.
5. All new construction, landscaping, and the restriping of the existing parking lot shall be inspected by the Planning Department prior to notification by a letter to the State, regarding compliance with the Conditional Use Permit conditions.
6. Prior to commencement of construction, two sets of landscape and irrigation plans shall be submitted, which provide screening of the new parking lot from Del Dios Highway with a combination of berming and shrubs. Any existing vegetation to remain shall be identified, and the required trash enclosure and existing driveway to the storage building shall also be shown.
7. The existing trash containers shall be screened from public view. Size of the enclosure, location, and method of screening shall be approved by the Planning Department and detailed on the landscape plans.
8. All provisions of the Public Art Partnership Program, Ordinance 86-70, shall be satisfied prior to commencement of construction.

Fire Department

1. The new building addition shall be sprinklered to the satisfaction of the Fire Marshal.
2. Building plans must be submitted to the State Fire Marshal.

Building Department

1. Prior to commencing construction, appropriate fees shall be paid to the City Building Department.

Engineering Department

1. A site grading or drainage plan shall be approved prior to commencement of construction.
2. The proposed driveway shall be alley-type in conformance with Escondido Standard Drawing No. 3 with a minimum throat width of 24 feet.

EXHIBIT '1'
 DETAILS OF REQUEST

	<u>Previously Approved</u>	<u>Current Request</u>
1. Size of Lot:-----	2.37 acres	Same
2. Building Size:-----	31,000 SF	33,000+ SF
3. Number of Beds:-----	96	Same
4. Maximum Number of Employees on Duty at 1/2 Hour Shift Overlap (3-3:30 p.m.):-----	40	42
5. Required Parking Spaces:-----	47	
6. Parking Spaces Provided:-----	57	
7. Proposed Architecture:		
Roof:-----	Concrete "5" tile to match existing.	
Exterior:-----	Plaster to match existing.	
Fascia:-----	Wood painted to match existing.	
Height:-----	Up to 18' to match existing.	
8. Previous Cases:		
<u>May 1982</u> :-----	The Planning Commission approved a Conditional Use Permit (81-193-CUP) for a 31,000 SF, 96-bed intermediate care convalescent facility.	
<u>November 1986</u> :-----	Commission approved a modification to convert the intermediate care facility to a 24-hour skilled nursing facility.	