

Date filed 6-15-87

Effective Date 6-25-87

RESOLUTION NO. 4313

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT TO ADD A 23 SPACE PARKING LOT AND A 2,000+ SF REHABILITATION AREA TO AN EXISTING CONVALESCENT CENTER

APPLICANT: Palomar Pomerado Hospital District

CASE NO.: 87-36-CUP

WHEREAS, the Planning Commission of the City of Escondido did, on June 9, 1987, hold a noticed public hearing to consider a request for a modification to a previously approved Conditional Use Permit to add a 23 space parking lot and a 2,000+ sf rehabilitation area to an existing convalescent center on property generally located on the south side of Avenida del Diablo, between Valley Parkway and Del Dios Highway, addressed as 1817 Avenida del Diablo, more particularly described in the legal description, attached as Exhibit C.

WHEREAS, the following determinations were made:

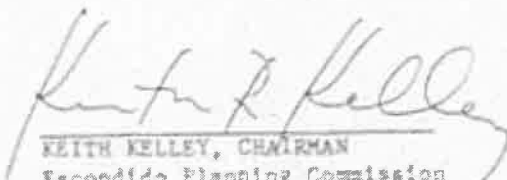
1. That a notice was published and mailed as required by the Escondido Zoning Code and applicable State Law.
2. That the application was assessed in conformance with the California Environmental Quality Act and that a Determination of Exemption was made under Sections 15301 (E-1) and 15311(b).
3. That a staff report was presented, discussing the issues in the matter.
4. That a public hearing was held and that all persons desiring to speak did so.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:


1. That the above recitations are true and correct.
2. That the Planning Commission certifies that it has reviewed and considered the environmental review and determined that it is complete and adequate for this project, and there are no significant environmental effects which are not mitigated.
3. That the Findings of Fact, attached as Exhibit A were made by said Commission.
4. That, considering the Findings and applicable law, the Planning Commission hereby APPROVES said modifications, subject to the Conditions attached as Exhibit B.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 9th day of June, 1987, by the following vote, to wit:

AYES: COMMISSIONERS: TUCKER, DANIEL, BRONKHOLME, BARBER, KELLEY, CAGE  
NOES: COMMISSIONERS: NONE  
ABSTAINED: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: MITCHELL

  
KEITH KELLEY, CHAIRMAN  
Escondido Planning Commission

ATTEST:

  
JONATHAN BRINDLE, SECRETARY  
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

  
CLAUDIA WITT, CLERK  
Escondido Planning Commission

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.

LEGAL DESCRIPTION  
87-36-CUT  
EXHIBIT "C"

EXHIBIT

ALL THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND OF LOTS 4 AND 5 IN SECTION 29, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF APPROVED DECEMBER 14, 1885, LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 650.10 FEET EASTERLY AT RIGHT ANGLES TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 29; AND LYING NORTHWESTERLY OF THE CENTER LINE OF A 60.00 FOOT PUBLIC HIGHWAY KNOWN AS ROAD SURVEY NO. 476 AS GRANTED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED IN BOOK 71, PAGE 304 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF A LINE WHICH BEARS SOUT  $00^{\circ}06'00''$  EAST FROM A POINT ON THE NORTH LINE OF SAID LOT 5 DISTANT THEREOF SOUTH  $89^{\circ}26'00''$  WEST 654.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED BOUNDARY:

COMMENCING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND 650.10 FEET EASTERLY AT RIGHT ANGLES TO THE WESTERLY LINE OF THE EAST HALF OF SAID SECTION 29 WITH THE CENTER LINE OF SAID ROAD SURVEY NO. 476; THENCE ALONG SAID PARALLEL LINE NORTH  $01^{\circ}46'00''$  EAST 828.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $89^{\circ}09'30''$  EAST 359.79 FEET; THENCE SOUTH  $59^{\circ}04'10''$  EAST 458.56 FEET TO THE CENTER LINE OF SAID ROAD SURVEY NO. 476.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF ESCONDIDO BY DEED RECORDED JUNE 11, 1973 AS FILE/PAGE NO. 73-157684, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 4 AND 5 OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, APPROVED DECEMBER 14, 1885, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PICTORIAL ESTATES UNIT NO. 2 ACCORDING TO MAP NO. 4516 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 20, 1960; THENCE NORTH  $52^{\circ}25'30''$  EAST ALONG THE NORTHWESTERLY LINE OF DEL DIOS HIGHWAY 509.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $37^{\circ}34'30''$  WEST, 1.00 FOOT TO THE INTERSECTION WITH AN 1149.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, AT WHICH POINT A RADIAL OF THE CURVE BEARS SOUTH  $37^{\circ}34'30''$  EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $40^{\circ}16'12''$ , 807.57 FEET; THENCE NORTH  $12^{\circ}9'18''$  EAST 122.01 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 35.70 FEET TO A POINT ON THE SOUTHERLY LINE OF AVENIDA DEL DIABLO; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF AVENIDA DEL DIABLO NORTH  $89^{\circ}53'35''$  EAST 145.29 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $77^{\circ}44'17''$ , 27.14 FEET; THENCE SOUTH

12°9'18" WEST, 152.88 FEET TO THE BEGINNING OF A TANGENT 1251.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°59'45" 174.58 FEET TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 147°43'33" 128.92 FEET TO A POINT ON THE NORTHWESTERLY LINE OF DEL DIOS HIGHWAY; THENCE ALONG THE NORTHWESTERLY LINE OF DEL DIOS HIGHWAY SOUTH 52°25'30" WEST 694.70 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO DEL DIOS WOODS COMPANY BY DEED RECORDED AUGUST 13, 1976 AS FILE/PAGE NO. 76-262441, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOTS 4 AND 5 OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PICTORIAL ESTATES UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 4516, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 20, 1960, BEING A POINT IN THE NORTHWESTERLY LINE OF DEL DIOS HIGHWAY, SHOWN ON SAID MAP NO. 4516; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 52°25'30" EAST 509.08 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO THE CITY OF ESCONDIDO, RECORDED JUNE 11, 1973 AS FILE/PAGE NO. 73-157684; THENCE ALONG THE BOUNDARY OF SAID LAND AS FOLLOWS: NORTH 37°34'30" WEST 1.00 FOOT TO THE INTERSECTION WITH A 1149.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, A RADIAL LINE OF SAID CURVE BEARS SOUTH 37°34'30" EAST TO SAID POINT; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°16'12" A DISTANCE OF 807.57 FEET; NORTH 12°09'18" EAST 122.01 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; AND NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THROUGH A CENTRAL ANGLE OF 102°15'43" A DISTANCE OF 35.70 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 5; THENCE ALONG SAID NORTHERLY LINE, NORTH 89°53'35" WEST 797.82 FEET (MAP NO. 4516 - NORTH 89°55'00" WEST) TO AN INTERSECTION WITH THE NORTHEAST CORNER OF SAID PICTORIAL ESTATES UNIT NO. 2; THENCE ALONG THE EASTERLY LINE OF SAID PICTORIAL ESTATES UNIT NO. 2, SOUTH 01°44'35" WEST, (MAP NO. 4516 - SOUTH 01°46'00" WEST), 1122.45 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF ESCONDIDO BY DEED RECORDED NOVEMBER 22, 1983 AS FILE/PAGE NO. 83-424700, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 5 OF FRACTIONAL SECTION 29, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO U.S. GOVERNMENT SURVEY APPROVED DECEMBER 14, 1885, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 5 DISTANT THEREON 654.60 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT OF BEGINNING BEING ALSO THE NORTHEAST CORNER OF THAT LAND CONVEYED TO R. VICTOR VENBERG BY DEED RECORDED BY THE SAN DIEGO COUNTY RECORDER SEPTEMBER 3, 1964 AS FILE/PAGE NO. 161545; THENCE SOUTH 89°54'35" WEST, CONTINUING ALONG SAID NORTH LINE OF SAID LOT 5, BEING ALSO THE SOUTHERLY RIGHT OF WAY LINE OF AVENIDA DEL DIABLO, 66.00 FEET WIDE, 98.19 FEET TO A CUSP FORMED BY A TANGENT 267.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°33'23", 100.45 FEET TO THE EAST LINE OF SAID VENBERG LAND; THENCE NORTH 0°11'44" EAST, ALONG SAID

CONDITIONAL USE PERMIT 87-36-CUP

A MODIFICATION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT TO ADD A 23 SPACE PARKING LOT AND A 2000 SF EXPANSION FOR REHABILITATION FACILITIES AT AN EXISTING SKILLED NURSING CENTER IN THE R-1-10 ZONE, ADDRESSED AS 1817 AVENIDA DEL DIABLO, PALOMAR ROMEPADO HOSPITAL DISTRICT, APPLICANT, (Tape #2: 0725 0798)

Randy Mellinger explained the request, stating the expansion and the new parking area met all of the standards and Staff recommended approval subject to the Conditions of Approval.

Mark Burmaster, Vice-President, Planning at Palomar Hospital concurred with the recommendations of the Staff and the Conditions.

Kathy Barton, 1786 Lori Lane questioned what would happen to the cul-de-sac where they have ended Del Diablo. Would it be opened up because of the parking lot.

Fred Laedtke said it would stay as it is, and not be extended through.

It was moved by Cate, seconded by Daniel to adopt Resolution No. 4313 APPROVING addition of a parking lot and expansion for rehabilitation facilities at an existing skilled nursing center. Motion carried 6-0.

COMMUNITY DEVELOPMENT DIRECTOR

~~87-36-CUP - A Precise Development Plan for a commercial center consisting of two, one-story buildings with a total of 14,445 SF of floor area in the PD-C zone, located at the northeast corner of Hale Avenue and Auto Park.~~

~~Jon Brindle gave the background on this request for two commercial structures. Staff recommended approval and suggested that the roofing material for these buildings be a single color as described in the staff report.~~

~~It was moved by Daniel, seconded by Barber to adopt Resolution No. 4316 APPROVING the Precise Development Plan for a commercial center. Motion carried 4-2, with Commissioners Tucker and Cate voting no based on their support for the multi-toned roof tiles as depicted by the applicant's material board.~~

~~86-51-CUP - Proposed modifications to the architectural design and materials of a previously approved 15,000 SF convalescent facility on a 2.3 acre parcel located on the southwest corner of Citrus and Bear Valley Parkway, addressed as 2335 Bear Valley Parkway.~~

~~Jon Brindle explained the modifications to the convalescent facility, changing the siding and the modification to the roof lines. Staff recommended approval of the changes as they would enhance the quality of the project.~~

~~It was moved by Cate, seconded by Tucker to adopt Resolution No. 4317 APPROVING the modifications to 86-51-CUP. Motion carried 6-0.~~