

# CITY OF ESCONDIDO

ROLF S. GUNNARSON  
COMMUNITY DEVELOPMENT DIRECTOR

100 VALLEY BLVD., ESCONDIDO,  
CALIFORNIA 92025  
(619) 741-4671



December 17, 1985

Mr. Mark Burmester  
Vice-President, Planning  
Pomerado Hospital District  
215 S. Hickory Street, Ste. 310  
Escondido, CA 92025

SUBJECT: Proposed Skilled Nursing Facility at the Parkway Terrace  
Convalescent Center, Addressed as 1817 Avenida del Diablo  
(Case 81-193-CUP)

Dear Mark:

The purpose of this letter is to respond to your letter dated November 21, 1985, inquiring about the possibility of changing the above-referenced convalescent use from an intermediate care to a skilled nursing facility. Pursuant to our original conversation, both uses are listed as conditional uses within the R-1-10 zone. Although the uses are similar, two potential issues arise from the proposed change in uses which may require supplemental Planning Commission review. They are the increase in the number of employees and subsequent increase in parking demand. As you are aware, the applicant's statement in the original CUP indicated a maximum of 24 employees. Recently, a telephone conversation with Kevin Roark indicated the skilled nursing facility may require additional numbers of employees. Please be advised that the Zoning Ordinance requires 2 spaces for every 3 beds for either an intermediate or skilled care facility. However, under the CUP, staff and the Commission have the authority to require more parking based on the individual needs of the facility.

In order to assess any potential impacts of the proposed change of use, more information is needed. Please submit information outlining the nature and hours of operation, the number of employees and how you propose to accommodate an increased demand for parking.

Once we receive this information, we will be able to determine the appropriate level of review. Please contact me at 741-4671 if you have any questions.

Sincerely,

  
Jonathan Brindle  
Principal Planner

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